

Notice of Licensing Sub-Committee

Date: Thursday, 28 April 2022 at 10.00 am

Venue: Virtual Teams

Membership:

Cllr J J Butt

Cllr G Farquhar

Cllr D Kelsey

Reserves:

Cllr J Bagwell (R1)

Cllr B Dion (R2)

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=5313&Ver=4>

If you would like any further information on the items to be considered at the meeting please contact: Joseph Tyler at joesph.tyler@bcpCouncil.gov.uk or Democratic Services on 01202 096660 or email democratic.services@bcpCouncil.gov.uk

Press enquiries should be directed to the Press Office: Tel: 01202 118686 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

20 April 2022



Available online and
on the Modern.gov
app

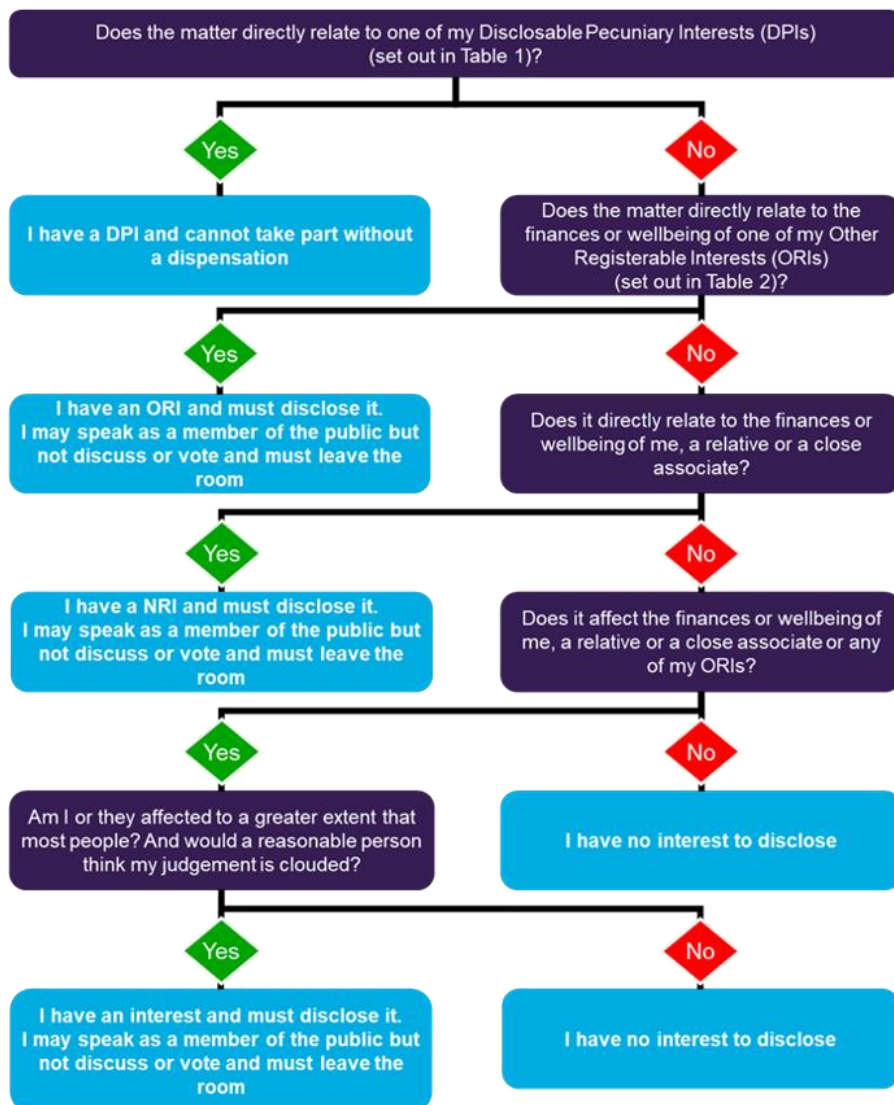


Maintaining and promoting high standards of conduct

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



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 Chair

To elect a Chair of this meeting of the Licensing Sub-Committee.

2. Apologies

To receive any apologies for absence from Members.

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.

4. Protocol for Public Speaking at Virtual Meetings

5 - 8

A revised protocol for public speaking at formal virtual meetings of the Licensing Sub Committee when it is considering Licensing Act 2003 business is included with the agenda sheet for this meeting.

5. Sandbanks Beach Kiosks

9 - 42

An application has been received for a Premises Licence to permit off sales of alcohol between the hours of 10:00am and 11:00pm each day of the week from 3 kiosks within the remit of Sandbanks Beach Cafés property.

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

6. The Railway Hotel, 2 Stour Road, Christchurch, BH23 1PS

43 - 144

An application has been received to vary the Premises Licence for the premises known as 'The Railway Hotel', 2 Stour Road, Christchurch, BH23 1PS.

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

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

1. Introduction

- 1.1. 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).
- 1.2. 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(A)-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.

2. 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 they do not intend to participate, or be represented at the hearing, or has failed to advise whether they intend to participate or not, the hearing may proceed in their absence
- 2.2. For other matters in Part 3(A)-3 of the Council's Constitution which are the responsibility of the Licensing Committee, the procedures set out in Part 4D of

the Council's Constitution in relation to public questions, statements and petitions shall apply.

- 2.3. 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.
- 2.4. The Council's Constitution can be accessed using the following link:
<https://democracy.bcpccouncil.gov.uk/ieListMeetings.aspx?CommitteeID=151&Info=1&bcr=1>
- 2.5. For further information please contact democraticservices@bcpccouncil.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.

LICENSING SUB-COMMITTEE



Report subject	Sandbanks Beach Kiosks – Application for Premises Licence
Meeting date	28 April 2022
Status	Public Report
Executive summary	<p>Keystone Law has made an application on behalf of Rockwater Sandbanks & Branksome Limited for a premises licence to permit off sales of alcohol between the hours of 10:00 and 23:00 each day of the week from three kiosks within the remit of Sandbanks Beach Café's property.</p> <p>The Licensing Authority has received a representation from Dorset Police and 3 other persons on the grounds that to grant the application it would undermine the prevention of crime and disorder, prevention of public nuisance, public safety and protection of children from harm licensing objectives.</p>
Recommendations	<p>It is RECOMMENDED that:</p> <p>Members are asked to decide whether to:-</p> <p>a) Grant the application for a premises licence as made;</p> <p>b) Refuse the application for a premises licence;</p> <p>c) Grant the premises licence subject to additional conditions.</p> <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 may only consider aspects relevant to the application that have been raised in the representation.</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 applications should be dealt with by the Licensing Sub-Committee.</p>

Portfolio Holder(s):	Councillor Bobbie Dove – Community Safety and Regulatory Services
Corporate Director	Jess Gibbons – Chief of Operations
Report Authors	Sarah Rogers – Senior Licensing Officer
Wards	Canford Cliffs
Classification	For Decision

Background

1. An application for a premises licence under Section 17 of the Licensing Act 2003 was made on 11th March 2022. A copy of the application is attached at Appendix 1.
2. A plan showing the location of the kiosks is attached at Appendix 2.
3. Within the application site, and part of the proposed operation, is located Sandbanks Beach Cafe. These premises have the benefit of a premises licence which permits both on and off sales from 09:00 until 23:30, each day of the week. For information a copy of the premises licence for the main café is attached at Appendix 3

Consultation

4. 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.
5. A representation was received from Dorset Police and 3 other persons. A copy of the representations are attached at Appendix 4.

Options Appraisal

6. Before making a decision, Members are asked to consider the following matters:
 - The submissions made by or made on behalf of the applicant.
 - The representation made by or on behalf of Dorset Police and the other persons.
 - 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, 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

7. N/A

Summary of legal implications

8. 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

9. N/A

Summary of sustainability impact

10. N/A

Summary of public health implications

11. N/A

Summary of equality implications

12. N/A

Summary of risk assessment

13. N/A

Background papers

BCP Council – Statement of Licensing Policy –

<https://www.bcpCouncil.gov.uk/Business/Licencesandpermits/Documents/Licensing/solp2020.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 – Sandbanks Beach Café Premises Licence
- 4 - Copy Representations

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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 Rockwater Sandbanks & Branksome Limited

(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 Sandbanks Beach Café Kiosks Banks Road			
Post town	Poole	Postcode	BH13 7QQ

Telephone number at premises (if any)	
Non-domestic rateable value of premises	NOT RATED PAYING BAND C – £315

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 type="checkbox"/> | please complete section (A) |
| b) a person other than an individual * | | |
| i as a limited company/limited liability partnership | X | 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 X

I am making the application pursuant to a

statutory function or ☐

a function discharged by virtue of Her Majesty's prerogative ☐

(A) INDIVIDUAL APPLICANTS (fill in as applicable)

Mr <input type="checkbox"/>	Mrs <input type="checkbox"/>	Miss <input type="checkbox"/>	Ms <input type="checkbox"/>	Other Title (for example, Rev)	
Surname			First names		
Date of birth I am 18 years old or over <input type="checkbox"/> Please tick yes					
Nationality					
Current residential address if different from premises address					
Post town				Postcode	
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)					

SECOND INDIVIDUAL APPLICANT (if applicable)

Mr <input type="checkbox"/>	Mrs <input type="checkbox"/>	Miss <input type="checkbox"/>	Ms <input type="checkbox"/>	Other Title (for example, Rev)	
Surname			First names		
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 Rockwater Sandbanks & Branksome Limited
Address The Old Casino, 28 Fourth Avenue, Hove, East Sussex, United Kingdom, BN3 2PJ
Registered number (where applicable) 13507702
Description of applicant (for example, partnership, company, unincorporated association etc.) Limited Company

Telephone number (if any)
E-mail address (optional)

Part 3 Operating Schedule

When do you want the premises licence to start?

DD	MM	YYYY
A	S	A P

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)

The intention is to refurbish the kiosks and sell alcohol, soft drinks, teas/coffees and food for takeaway. The hope is to secure use of a decking structure on the beach where patrons who purchase food and drinks can consume them. Previously takeaway alcohol has been sold from the Branksome Beach Bar & Restaurant. Pre-application has taken place with the Licensing Authority and the Police, albeit conditions have not yet been agreed.

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) ☐
- b) films (if ticking yes, fill in box B) ☐
- c) indoor sporting events (if ticking yes, fill in box C) ☐
- d) boxing or wrestling entertainment (if ticking yes, fill in box D) ☐
- 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)		
Mon	10:00	23:00			
Tue	10:00	23:00			
Wed	10:00	23:00			
Thur	10:00	23:00			
Fri	10:00	23:00			
			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)		
Sat	10:00	23:00			
Sun	10:00	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 Edmund Leo Raymond Wilson	
Date of birth [REDACTED]	
Address [REDACTED] [REDACTED]	
Postcode	[REDACTED]
Personal licence number (if known) 5870/05/01871/LAPERS	
Issuing licensing authority (if known) London Borough of Sutton	

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	<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)
Mon	10:00	23:00	
Tue	10:00	23:00	
Wed	10:00	23:00	
Thur	10:00	23:00	
Fri	10:00	23:00	
Sat	10:00	23:00	
Sun	10:00	23:00	

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)

Please see the attached Annex A which follows at the end of this application.

b) The prevention of crime and disorder

Please see the attached Annex A which follows at the end of this application.

c) Public safety

Please see the attached Annex A which follows at the end of this application.

d) The prevention of public nuisance

Please see the attached Annex A which follows at the end of this application.

e) The protection of children from harm

Please see the attached Annex A which follows at the end of this application.

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. ONLINE APPLICATION LA TO SERVE ☒
- 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 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).• 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
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	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	<i>Keystone Law</i>
Date	11 March 2022
Capacity	Keystone Law Solicitors Authorised Agents on behalf of Applicant

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)			
Marilyn Gayle Keystone Law 48 Chancery Lane			
Post town	London	Postcode	WC2A 1JF
Telephone number (if any)	[REDACTED]		
If you would prefer us to correspond with you by e-mail, your e-mail address (optional) Marilyn.Gayle@keystonelaw.co.uk			

ANNEX A

SANDBANKS BEACH CAFÉ KIOSKS
BANKS ROAD
POOLE BH13 7QQ

- The holder of the licence shall undertake a risk assessment with regard to the deployment of SIA Door Supervisors at different times of the day and on different days of the week to determine whether it is appropriate to deploy door staff on those days and/or at any other time(s) and to then implement the outcome of the risk assessment. A copy of the risk assessment should be made available to an authorised officer of the Licensing Authority or Dorset Police upon request.
- A Refusals Register shall be maintained at the premises and used to record any and all occasions upon which any person is refused the sale of alcohol (or delivery of the same) with a note of the reason for the refusal, the date and time and a brief description of the person(s) concerned. If the refusal relates to a delivery, the record shall also contain a note of the delivery address and the name of the customer concerned. The register shall be kept at the premises for a minimum period of 12 months and made available for inspection by police, council and other authorised officers on request.
- An incident log shall be kept at the premises. The log should include the date and time of the incident and the name of the member of staff involved. The log to be made available on request to an authorised officer of the Council or the Police, which will record the following:
 - (a) all crimes reported to the venue as having occurred within or immediately outside the premises
 - (b) any complaints received relating to crime and disorder
 - (c) any incidents of disorder
 - (d) all seizures of drugs or offensive weapons
 - (e) any faults which have come to light in the CCTV system or searching equipment or scanning equipment

The incident log shall be kept at the premises for a minimum period of 12 months and be made available for inspection by police, council and other authorised officers on request.

- No beer, lagers or ciders of 5.5% ABV (alcohol by volume) or above shall be sold at the premises.
- A CCTV system, shall be installed and thereafter maintained in good working order to cover all public parts of the premises. The CCTV system shall continually record and cover areas where alcohol is kept for selection and purchase by the public, whilst the premises are open for licensable activities and whilst customers remain on the premises. All recordings shall be stored for a minimum period of 31 days with correct date and time stamping. Recordings shall be made available for viewing (subject to Data Protection Act 2018 or any replacement legislation) immediately upon the reasonable request of Police or an authorised officer and copies provided in a playable format as soon as is reasonably practicable, provided in each case that requests for viewing and/or copies are compliant with data protection regulations.

A staff member from the premises who is conversant with the operation of the CCTV system shall be on the premises at all times when the premises are open to the public.

- The licence holder shall ensure that any queue to enter the premises which forms outside the premises is orderly and supervised by door staff or management so as to ensure that there is no public nuisance or obstruction to the public highway.
- The premises shall maintain membership of the Townwatch scheme (or any successor scheme); a senior member of staff shall attend all Townwatch meetings unless an emergency arises preventing such attendance and the premises will support Townwatch initiatives.
- All drinks shall be served in plastic/paper/toughened glass or polycarbonate containers. The contents of any bottled beverage shall be decanted into a plastic/paper/toughened glass or polycarbonate container before service to any customer.
- The collection of glass and bottles shall be undertaken at regular intervals. Bottle bins shall be provided at the exit doors and staff shall show due diligence in preventing bottles and glasses being taken from the premises.

- No noise generated on the premises, or by its associated plant or equipment, shall emanate from the premises nor vibration be transmitted through the structure of the premises which gives rise to a nuisance.
- No waste or recyclable materials, including bottles, shall be moved, removed from or placed in outside areas between 00.00 (midnight) and 07.00 hours on the following day.
- No collections of waste or recycling materials (including bottles) from the premises shall take place between 00.00 (midnight) and 07.00 hours on the following day.
- A direct telephone number for the manager at the premises shall be publicly available at all times the premises is open. This telephone number is to be made available to residents and businesses in the vicinity.
- Challenge (21/25), shall be operated at 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). Appropriate signage advising customers of the policy shall prominently displayed in the premises.
- 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.

Fire Safety Key

- Extract fans connected to lighting circuit & ducted to outside air. size to allow 6-7 air changes per hour with 15 minute overrun.
- Fire alarm panel
- Fire alarm sounders
- Fire alarm call point
- Non maintained emergency light fitting, with a three hour battery back-up (all to B.S.5266 Pt.1 1988)
- Illuminated 3 hour Maintained emergency exit sign, with directional and running man legends, to BS 5499 Part 1 European directive.
- Combined smoke detector/sounder/beacon
- Combined smoke detector and sounder
- Smoke detector
- Combined heat detector and sounder

Signage

- Fire Notice - General sign to B.S. 5499 Pt.1
- Fire Notice - Staff Sign to B.S. 5499 Pt. 1 (as amended) 'Keep Locked Shut When Not In Use' sign to B.S. 5499 Pt. 1
- Notice on door 'Fire Door Keep Locked' Sign to B.S. 5499 Pt.1
- Notice on door 'Fire Door Keep Clear' Sign to B.S. 5499 Pt.1
- Notice on door 'Fire Door Keep Shut' Sign to B.S.5499 Pt.1 (As Amended) Sign to both sides of door
- All fire extinguishers to be positioned to specialist supplier and fire officers comments.
- 6 ltr AFFF Water Extinguisher
- 6 ltr AFFF Foam Extinguisher
- 6 kg Powder ABC Extinguisher
- co2 2 kg co2 Extinguisher

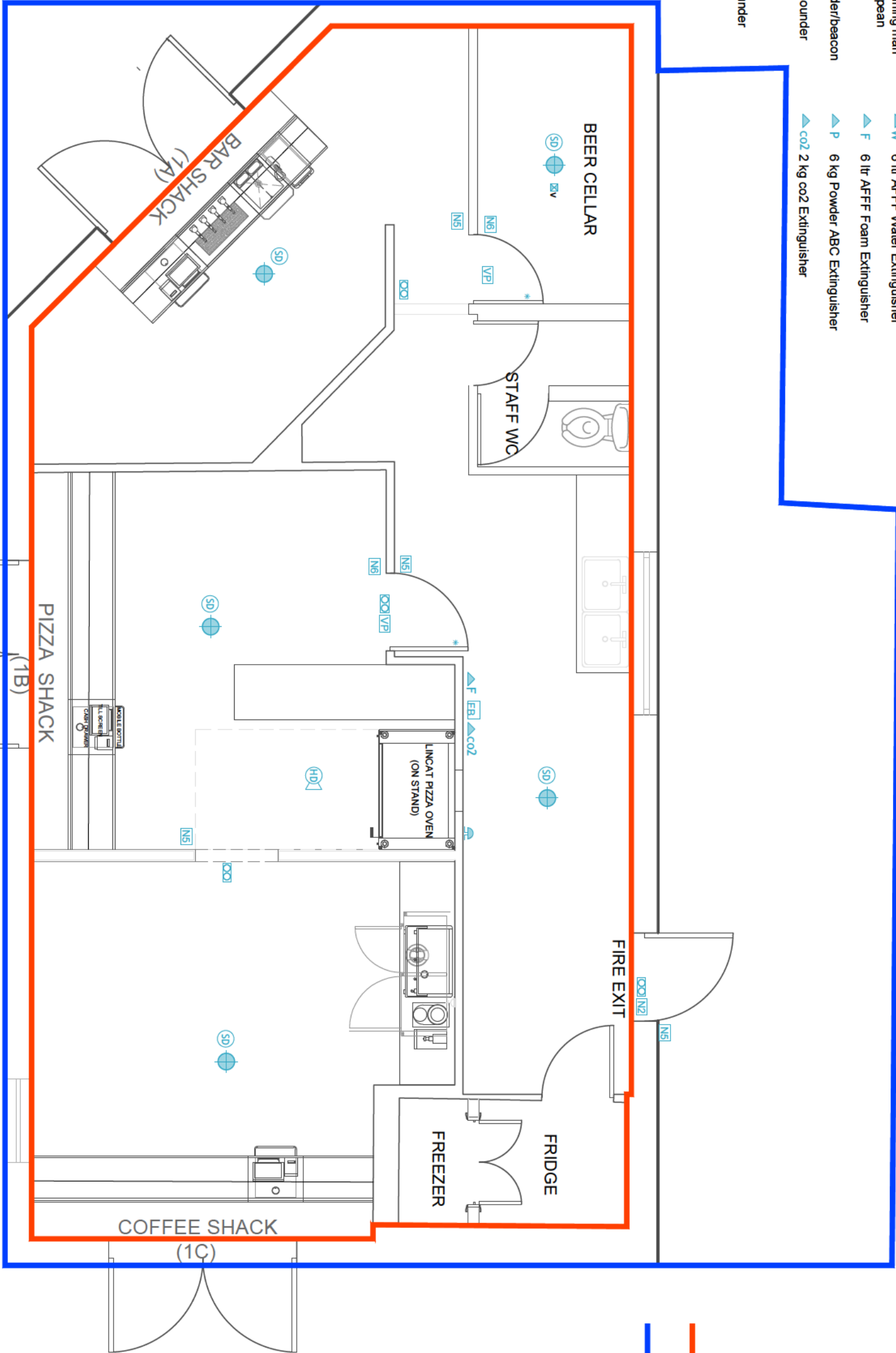
Door Symbols

- FD 60 S self closing one hour fire door set and smoke seal
- FD 30 S self closing half hour fire door set and smoke seal
- Vision Panel
- Panic bar
- Fire Blanket
- Mag lock linked to alarm system, to unlock on activation of the Fire Alarm

The Fire Alarm, system shown adjacent is indicative only. Fire alarm specialist to Extend / adapt Existing Automatic Fire Detection and Alarm System in accordance to BS 5839 : Part 1 to L3 Standard. Details to be forwarded to Approved Building control inspector for approval. Fire Alarm System to be mains powered with secondary battery power supply. Provide a Smoke detection / Alarm system - zoned to cover, A) Public House, B) Back of House, C) Roof Terrace. - All smoke detectors to be interconnected. Wiring to conform to IEE Wiring Regulations.

COMMISSIONING CERTIFICATES - are required for, 1) The Emergency Lighting, 2) The Fire Alarm, (design, installation and testing). Commissioning certificates, for the above are to be given to Architect to be forwarded on to the Client and Approved building control officer, for approval.

Kiosk 1



Denotes area to be used for licensable activities

Denotes extent of demise

ACCEL CONSULTING LTD
Construction Consultants

20 Southwick Street
Brix4 4TB
Tel: 01273 914 920

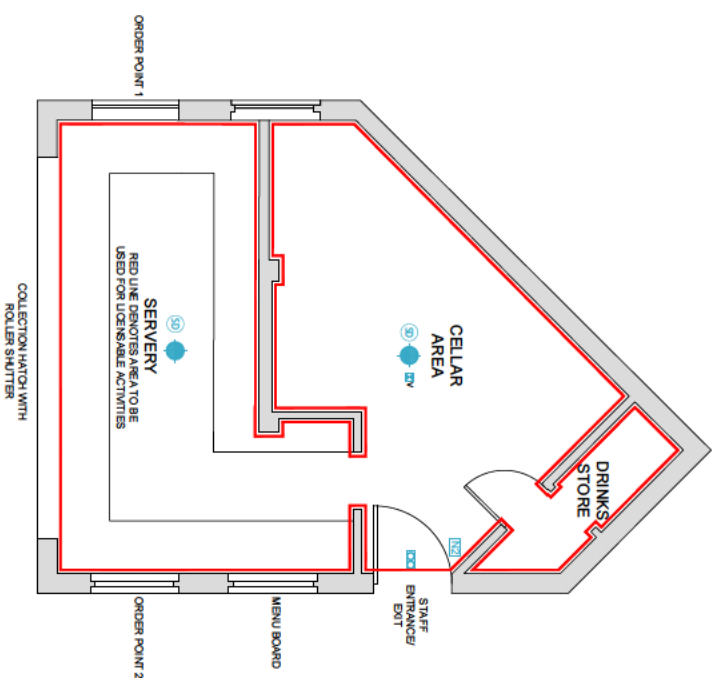
CLIENT
Rockwater

PROJECT
Sandbanks

DRAWING TITLE
Shack 1 Licensing Plan













SCALE	DATE	REVISION
1:50@A3	07 Mar 2022	-
PROJECT No.	DRAWING No.	Approved BY
030		-


Kiosk 3

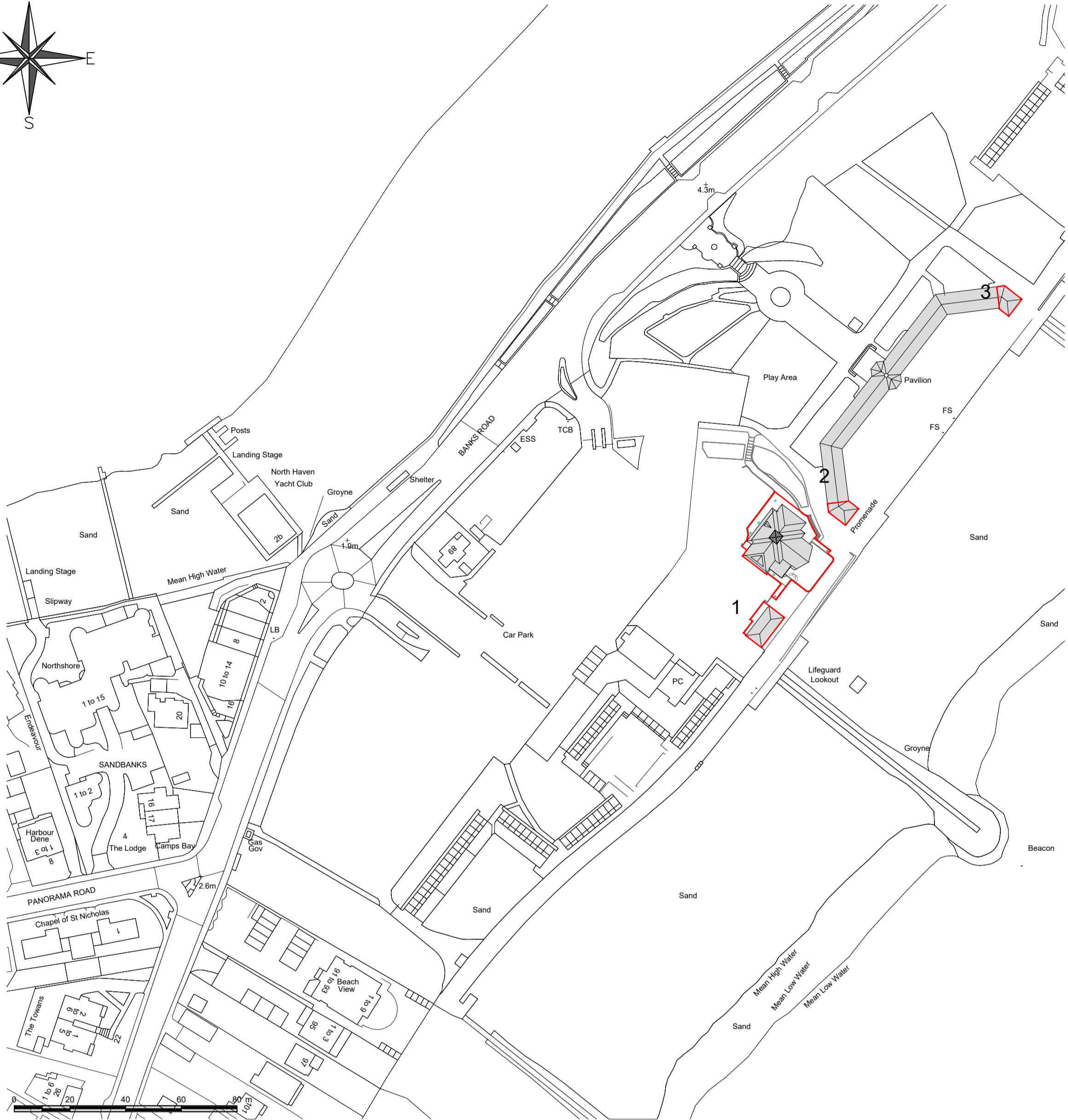
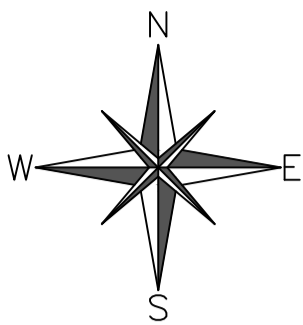


SCALE BAR 1:100



- 
FIRE SAFETY KEY
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- 
FIRE ALARM
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- 
FIRE EXTINGUISHER
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- 
FIRE ESCAPE
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- 
FIRE EXIT
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FIRE EXIT
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- 
FIRE EXIT
 A symbol has been created to be used to identify fire exit equipment. It is a blue square symbol with the words "FIRE EXIT" written inside.

Description	Date	
		
ricci@rt-san.com 07753 231265		
Site Address:	ROCKWATER SANDBANK	
Drawing Title:	PAVILION KIOSK EAST FIRE PLACE	
Client Name:	ROCKWATER	
Project	Scale	Date
SOTS22	1:100@A4	07.02.22
Revision	Drawing No.	Drawn By
A	04	RF



Location Plan
1:1250
OS 100047474

Rev	Description	Date
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ricci@rt-san.com
07753 231265

Site Address: SANDBANKS BEACH CAFE
BANKS ROAD
POOLE
BH13 7QQ

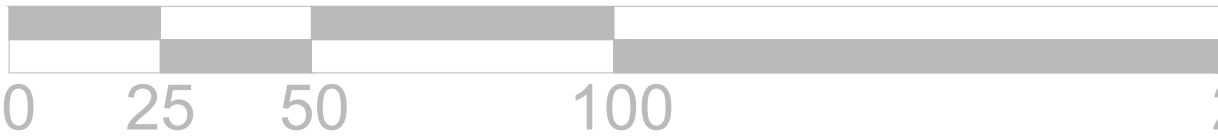
Drawing Title: SANDBANKS SITE
OVERVIEW

Client Name: ROCKWATER

Job No.	Scale	Date
SOTS22	1:1250@A2	25.10.21

Revision	Drawing No.	Drawn By
A	5	RFT

SCALE BAR 1:1250



Fire Safety Key

- Extract fans connected to lighting circuit & ducted to outside air. size to allow 6-7 air changes per hour with 15 minute overrun.
- Fire alarm panel
- Fire alarm sounders
- Fire alarm call point
- Non maintained emergency light fitting, with a three hour battery back-up (all to B.S.5266 Pt.1 1988)
- Illuminated 3 hour Maintained emergency exit sign, with directional and running man legends, to BS 5499 Part 1 European directive.
- Combined smoke detector/sounder/beacon
- Combined smoke detector and sounder
- Smoke detector
- Combined heat detector and sounder

Signage

- Fire Notice - General sign to B.S. 5499 Pt.1
- Fire Notice - Staff Sign to B.S. 5499 Pt.1 (as amended) 'Keep Locked Shut When Not In Use' sign to B.S. 5499 Pt. 1
- Notice on door 'Fire Door Keep Locked' Sign to B.S.5499 Pt.1
- Notice on door 'Fire Door Keep Clear' Sign to B.S.5499 Pt.1
- Notice on door 'Fire Door Keep Shut' Sign to B.S.5499 Pt.1 (As Amended) Sign to both sides of door
- All fire extinguishers to be positioned to specialist supplier and fire officers comments.
- 6 ltr AFFF Water Extinguisher
- 6 ltr AFFF Foam Extinguisher
- 6 kg Powder ABC Extinguisher
- 2 kg co2 Extinguisher

Door Symbols

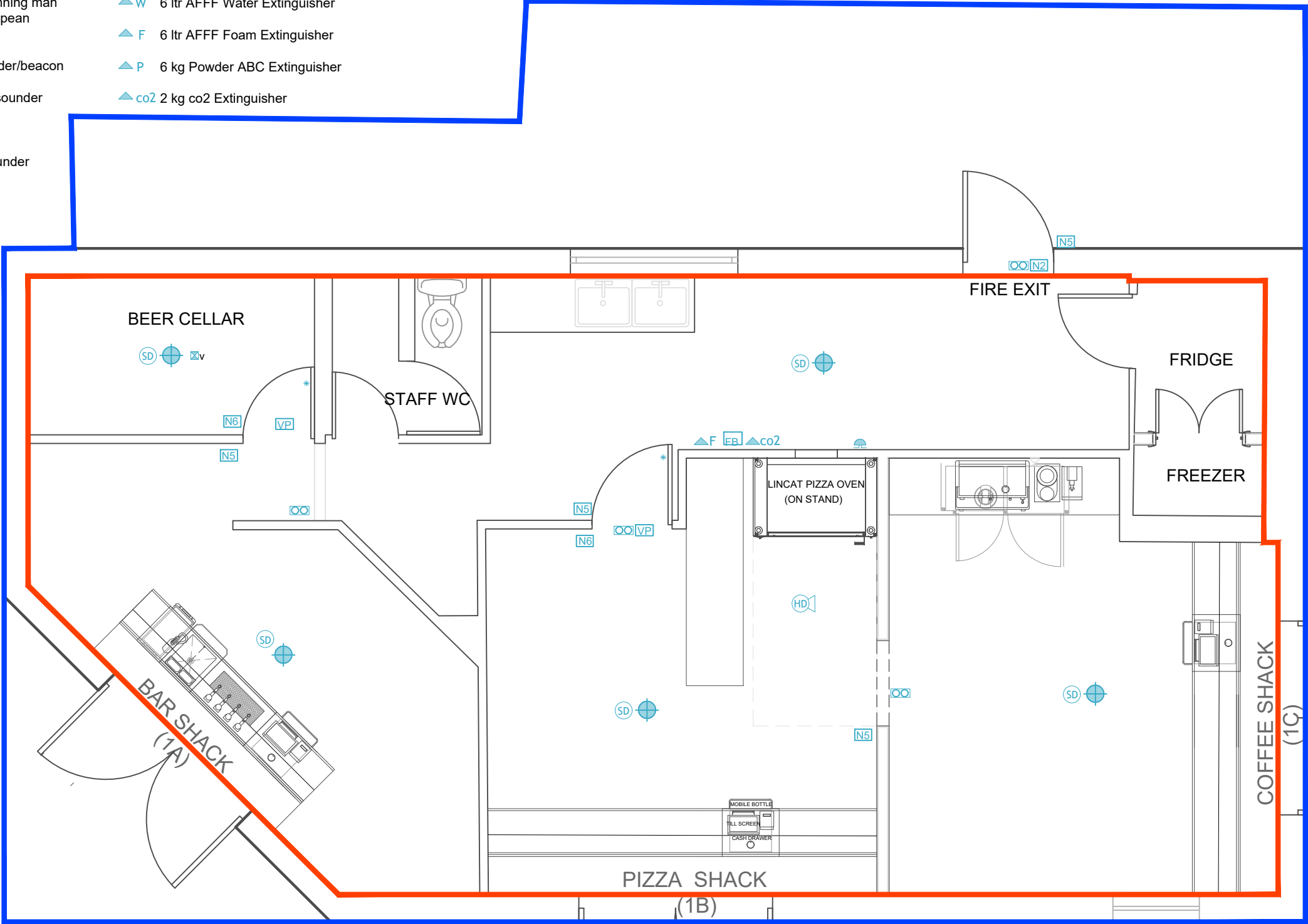
- FD 60 S self closing one hour fire door set and smoke seal
- FD 30 S self closing half hour fire door set and smoke seal
- Vision Panel
- Panic bar
- Fire Blanket
- Mag lock linked to alarm system, to unlock on activation of the Fire Alarm

The Fire Alarm, system shown adjacent is indicative only. Fire alarm specialist to Extend / adapt Existing Automatic Fire Detection and Alarm System in accordance to BS 5839 : Part 1 to L3 Standard. Details to be forwarded to Approved Building control inspector for approval. Fire Alarm System to be mains powered with secondary battery power supply. Provide a Smoke detection / Alarm system - zoned to cover, A) Public House, B) Back of House, C) Roof Terrace, - All smoke detectors to be interconnected. Wiring to conform to IEE Wiring Regulations.

COMMISSIONING CERTIFICATES - are required for, 1) The Emergency Lighting, 2) The Fire Alarm, (design, installation and testing). Commissioning certificates, for the above are to be given to Architect to be forwarded on to the Client and Approved building control officer, for approval.

Kiosk 1

- Denotes area to be used for licensable activities
- Denotes extent of demise



ACCEL CONSULTING LTD

Construction Consultants
20 Southwick Street
Southwick
BN42 4TB
Tel. 01273 934 920

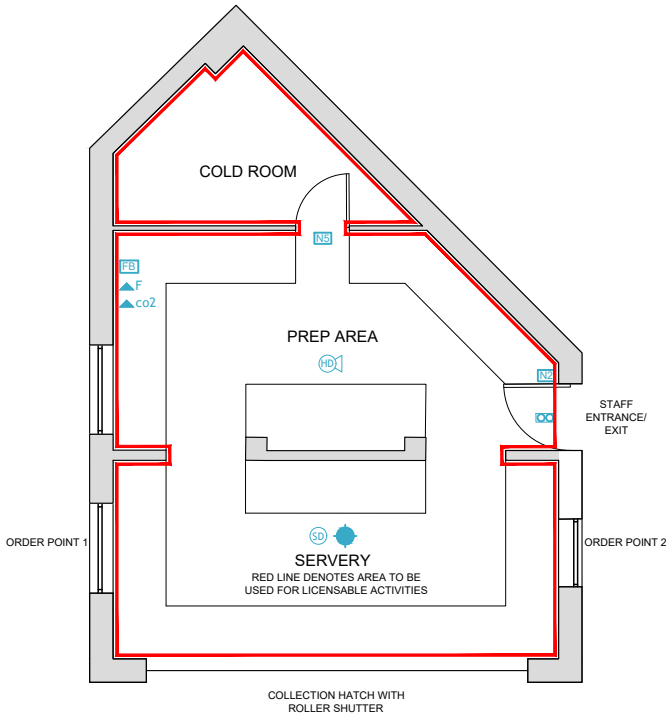
CLIENT
Rockwater

PROJECT
Sandbanks

DRAWING TITLE
Shack 1 Licensing Plan

SCALE 1:50@A3	DATE 07 Mar 2022	REVISION -
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PROJECT No.	DRAWING No. 030	Approved BY -
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FIRE SAFETY KEY

Exhaust fans connected to lighting circuit & ducted to outside air. size to allow 6-7 air changes per hour with 15 minute overrun.

Fire alarm panel

Fire alarm sounders

Fire alarm call point

Non maintained emergency light fitting, with a three hour battery back-up (all to B.S.5266 Pt.1 1989)

Illuminated 3 hour Maintained emergency exit sign, with directional and running man legends, to BS 5499 Part 1 European directive.

Combined smoke detector/sounder/beacon

Smoke detector

Combined heat detector and sounder

FD 30 S self closing one hour fire door set and smoke seal

FD 30 S self closing half hour fire door set and smoke seal

Vision Panel

Panic bar

Fire Blanket

Mag lock linked to alarm system, to unlock on activation of the Fire Alarm

Fire Notice - General sign to B.S. 5499 Pt. 1

Fire Notice - Staff Sign to B.S. 5499 Pt. 1 (as amended) 'Keep Locked Shut When Not In Use' sign to B.S. 5499 Pt. 1

Notice on door 'Fire Door Keep Locked' Sign to B.S. 5499 Pt. 1

Notice on door 'Fire Door Keep Clear' Sign to B.S. 5499 Pt. 1

Notice on door 'Fire Door Keep Shut' Sign to B.S. 5499 Pt. 1 (As Amended) Sign to both sides of door

DOOR SYMBOLS

FD 30 S self closing one hour fire door set and smoke seal

FD 30 S self closing half hour fire door set and smoke seal

Vision Panel

Panic bar

Fire Blanket

Mag lock linked to alarm system, to unlock on activation of the Fire Alarm

Fire Notice - General sign to B.S. 5499 Pt. 1

Fire Notice - Staff Sign to B.S. 5499 Pt. 1 (as amended) 'Keep Locked Shut When Not In Use' sign to B.S. 5499 Pt. 1

Notice on door 'Fire Door Keep Locked' Sign to B.S. 5499 Pt. 1

Notice on door 'Fire Door Keep Clear' Sign to B.S. 5499 Pt. 1

Notice on door 'Fire Door Keep Shut' Sign to B.S. 5499 Pt. 1 (As Amended) Sign to both sides of door

SIGNAGE

Fire Notice - General sign to B.S. 5499 Pt. 1

Fire Notice - Staff Sign to B.S. 5499 Pt. 1 (as amended) 'Keep Locked Shut When Not In Use' sign to B.S. 5499 Pt. 1

Notice on door 'Fire Door Keep Locked' Sign to B.S. 5499 Pt. 1

Notice on door 'Fire Door Keep Clear' Sign to B.S. 5499 Pt. 1

Notice on door 'Fire Door Keep Shut' Sign to B.S. 5499 Pt. 1 (As Amended) Sign to both sides of door

All fire extinguishers to be positioned to specialist supplier and fire officers comments.

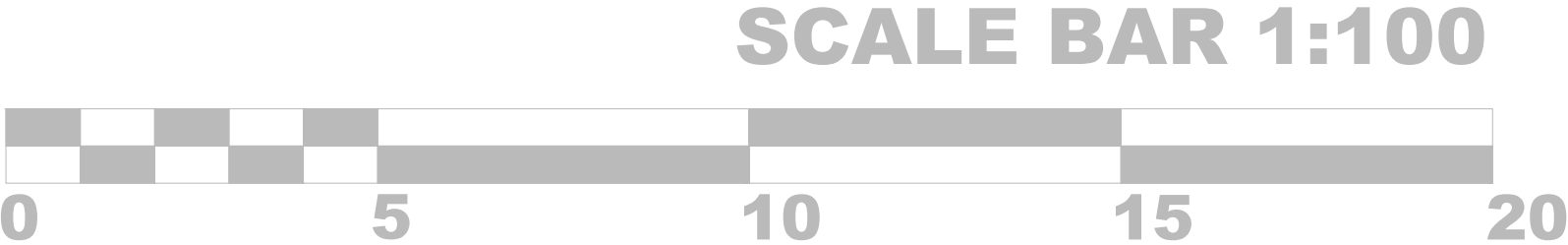
6 lt AFFF Water Extinguisher

6 lt AFFF Foam Extinguisher

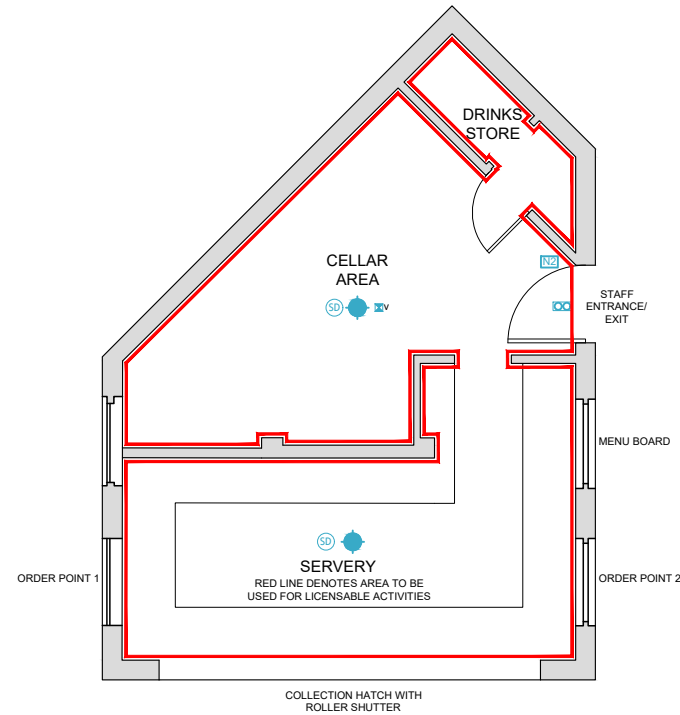
6 kg Powder ABC Extinguisher

2 kg co2 Extinguisher

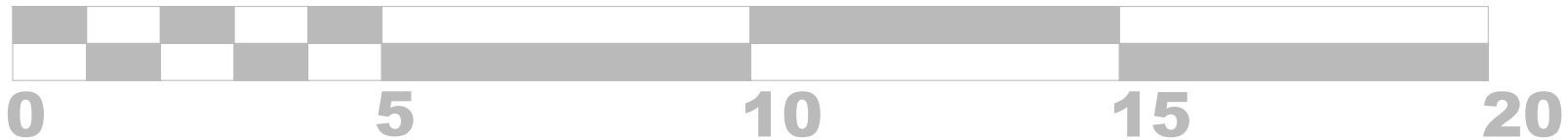
The Fire Alarm, system shown adjacent is indicative only. Fire alarm specialist to Extend / adapt Existing Automatic Fire Detection and Alarm System in accordance to BS 5839 - Part 1 to L3 Standard. Details to be forwarded to Approved Building control inspector for approval. Fire Alarm System to be mains powered with secondary battery power supply. Provide a Smoke detection / Alarm system - zoned to cover:
A) Public House, B) Back of House, C) Roof Terrace. - All smoke detectors to be interconnected. Wiring to conform to BS Wiring Regulations.
COMMISSIONING CERTIFICATES - are required for,
1) The Emergency Lighting, 2) The Fire Alarm, (design, installation and testing). Commissioning certificates, for the above are to be given to Architect to be forwarded on to the Client and Approved building control officer, for approval.



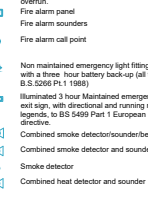
Description		Date
<div>RTSAN</div>		
ricci@rt-san.com 07753 231265		
Site Address:	ROCKWATER SANDBANKS	
Drawing Title:	PAVILION KIOSK WEST LICENSING PLAN	
Client Name:	ROCKWATER	
Project	Scale	Date
SOTS22	1:100@A4	07.02.22
Revision	Drawing No.	Drawn By
A	03	RFT



SCALE BAR 1:100



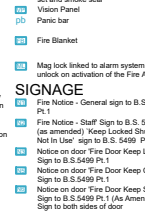
FIRE ALARM KEY



Legend:

- Extent line connecting to lighting circuit & ducted to outside air, size to allow 6-l air changes, per hour with 15 minute release
- Fire alarm panel
- Fire alarm sounders
- Fire alarm call point
- Non maintained emergency light fitting, with three battery back-up (all ip to BS 5839-1:1988)
- Illuminated 3 hour Maintained Emergency exit sign, with directional and running man legends, to BS 5499 Part 1 European directive.
- Combined smoke detector/sound-beacon
- Combined smoke detector & sounder
- Smoke detector
- Combined heat detector and sounder

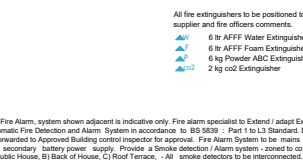
DOOR SYMBOLS



Legend:

- FD 30 5 self closing one hour fire door set and smoke seal
- FD 30 5 self closing half hour fire door set and smoke seal
- Vision Panel
- Panic bar
- Fire Blanket


SIGNAGE



Legend:


- Fire Notice - General sign to BS 5499 Pt 1 (as amended)
- Fire Notice - 'Self Sign to BS 5499 Pt 1 (as amended)'
- Fire Notice - 'Keep Locked Shut' Sign to BS 5499 Pt 1
- Notice on door 'Fire Door Keep Closed' Sign to BS 5499 Pt 1
- Notice on door 'Fire Door Keep Clear' Sign to BS 5499 Pt 1
- Notice on door 'Fire Door Keep Shut' Sign to BS 5499 Pt 1 (As Amended)

All fire extinguishers to be positioned to specialist adviser and fire officers comments.



Legend:

- 6 B AFFV Water Extinguisher
- 6 B AFFV Foam Extinguisher
- 6 B Powder ABC Extinguisher
- 2 kg co2 Extinguisher

Description		Date
		
ricci@rt-san.com 07753 231265		
Site Address:		ROCKWATER SANDBANKS
Drawing Title:		PAVILION KIOSK EAST FIRE PLAN
Client Name:		ROCKWATER
Project	Scale	Date
SOTS22	1:100@A4	07.02.22
Revision	Drawing No.	Drawn By
A	04	RFT

Premises Licence Part A

Premises licence number: BH183190

Postal address of premises, or if none, ordnance survey map reference or description:	
Sandbanks Beach Cafe Banks Road	
Post town: Poole	Post Code: BH13 7QQ
Telephone number: 01202 708621	

Licensable activities authorised by the licence:
Supply of Alcohol

The times the licence authorises the carrying out of licensable activities:
Supply of Alcohol Monday - 09:00 - 23:00 Tuesday - 09:00 - 23:00 Wednesday - 09:00 - 23:00 Thursday - 09:00 - 23:00 Friday - 09:00 - 23:00 Saturday - 09:00 - 23:00 Sunday - 09:00 - 23:00

The opening hours of the premises:
Monday - 09:00 - 23:30 Tuesday - 09:00 - 23:30 Wednesday - 09:00 - 23:30 Thursday - 09:00 - 23:30 Friday - 09:00 - 23:30 Saturday - 09:00 - 23:30 Sunday - 09:00 - 23:30

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

Part 2

Name, (registered) address, telephone number and email (where relevant) of holder of premises licence:
Rockwater Sandbanks & Branksome The Old Casino 28 Fourth Avenue Hove East Sussex, BN3 2PJ

Registered number of holder, for example company number, charity number (where applicable):
13507702

Name, address and telephone number of designated premises supervisor where the premises licence authorises the supply of alcohol:
Mr Edmund Leo Raymond Wilson

Personal licence number and issuing authority of personal licence held by designated premises supervisor where the premises licence authorises for the supply of alcohol:
5870/05/0187/LAPERS London Borough of Sutton

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. The premises shall be equipped with and maintain a comprehensive CCTV system to the internal and external areas for the sale and consumption of alcohol which accords with the minimum requirements of the Dorset Police.
- 2.2. Staff shall be suitably trained for their job function in the operating standards of the premises. All training shall be fully documented and refreshed at least every six months. In particular all staff shall be suitably trained in the operating procedures for refusing service to any person who is drunk or is under age or appears to be under age.
- 2.3. All members of staff at the premises shall seek “credible photographic proof of age evidence” from any person who appears to be under the age of 25 and who is seeking to purchase or consume alcohol on or off the premises. Such credible evidence, which shall include a photograph of the customer will either be a passport, photographic driving licence or proof of age card carrying a PASS logo.
- 2.4. All off sales of alcohol shall be sold in glass free containers or bottles.
- 2.5. A refusals register shall be maintained at the premises and shall include details of the refusal and the reason for refusing the sale.

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 M006149 dated 22nd May 2009, submitted with the application, as attached.

Premises Licence Part B

Premises licence number: BH183190

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

Sandbanks Beach Cafe Banks Road

Post town: Poole

Post Code: BH13 7QQ

Telephone number: 01202 708621

Licensable activities authorised by the licence:

Supply of Alcohol

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

Supply of Alcohol: Monday to Sunday - 09:00 to 23:00

The opening hours of the premises:

Monday to Sunday - 09:00 to 23:30

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

Alcohol will be consumed on and off the premises

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

Rockwater Sandbanks & Branksome, The Old Casino, 28 Fourth Avenue, Hove, East Sussex, BN3 2PJ.

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

13507702

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

Mr Edmund Leo Raymond Wilson

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

N/A

Issued: 22 May 2009

Revised: 07 February 2022 [Transfer and Vary DPS]


Mrs Nananka Randle
Licensing Manager

1

Good morning

Further to the application in relation to Sandbanks Beach Café Kiosks, Dorset Police is of the opinion that the conditions as detailed do not offer the assurances that the Licensing Objectives of the Prevention of Crime and Disorder and Public Safety will be promoted, therefore on behalf of the Chief Officer of Dorset Police, we wish to submit a representation.

Dorset Police is however of the view that, pending further mediation , this representation may be withdrawn.

Kind regards,



**DORSET
POLICE**

Louise Busfield

Licensing Officer

Drug & Alcohol Harm Reduction Team

Bournemouth Divisional Headquarters

5 Madeira Road

Bournemouth

Dorset Police

BH1 1QQ

Ref LAO3Premises licence Application
Branksome Beach
Application
Rockwater Sandbanks & Branksome Ltd

I register objection to the above application for a license for Branksome Beach Restaurant Kiosk Should a similar application be lodged for Sandbanks Beach the same criteria will apply The reasons are as follows

- 1 A danger to Children There will inevitably be broken glass on the promenade and on the sand .Children and Adults will then cut their feet on the glass as mainly shoes are not worn at the Beach
- 2 The danger that alcohol will impair the quality of drivers leaving the beach
- 3 The increase on Emergency Services eg Sea and Lifeguard should alcohol impair the judgement of people entering the sea for a swim
- 4 The increase of Anti Social Behaviour inevitable where alcohol is readily available

I urge you to reject this application

Dear Sarah

Premises Licence Application Number 194928 by Rockwater Sandbanks & Branksome Ltd in respect of Sandbanks Beach Café Kiosks

As a local resident and frequent user of the Sandbanks Recreation Ground, I wish to raise the following **OBJECTIONS** to the above licence application:

1. **There is a danger to public safety** – The consumption of alcohol on the beach has recently been banned by several local authorities (St Ives and Newquay) because there are safety concerns over swimming, glass on the beach, rowdiness and anti-social behaviour. In Sandbanks, there was a serious public order issue last summer with alcohol being purchased from the Tesco store in Banks Road and then consumed at Kite Beach. The same issue applies here and although there is now a PSPO in force allowing police and stewards to confiscate alcohol from troublemakers, there will be an enforcement cost to the LA in this unsuitable area (see below).
2. **The hours of operation are unrealistic as the area is unlit** - The seafront area of the Pavilion, where the two kiosks are sited, has **NO STREET LIGHTING** and is not visible from either Banks Road or the public car park. The kiosks are situated in the public realm in front of the beach huts and have no outside space of their own making supervision impossible. If a licence were granted, then it should be limited to 5pm and the applicant should pay for adequate lighting to be installed;
3. **The site is not suitable, other than for ice cream sales** -The two kiosks are sited as part in the Sandbanks Recreation Ground, which is a public pleasure grounds with activities governed by The Poole Borough Council Act 1986 ('The Act'). Whilst times have moved on, it is clear that neither the Local Authority nor the Act envisaged '*off sales*' being permitted on this stretch of promenade. Furthermore, The Pavilion in which the two kiosks are situated is currently subject to redevelopment proposals and I therefore believe that this application should be reconsidered as part of those proposals, when a properly supervised on-sales area has been designed by the LA;
4. **The Property is unsuitable** - The two kiosks are held by the applicant under a lease from the Local Authority ('the LA') dated 21st October 2008 with a **Permitted Use** '*for the sale of hot and cold drinks tobacco refreshments ice cream fruit and sweets beach goods photographic goods fancy goods books and local view postcards and the sale (but not hiring) of such other goods and services commonly used by beachgoers from time to time*' – not alcohol sales;
5. **This is not a Permitted Use and no off sales licence currently exists here** -In relation to the Café Property as a whole (including the kiosks), the lease states that the applicant is '*not to use the Property for the sale of alcoholic beverages save in accordance with a valid licence and then only on the basis there shall be no provision intended for sales of alcoholic beverages intended for consumption off the property*'; and
6. There will be a particular problem when the Beach Polo event takes place in July, because the kiosks are located right in front of the entrance to the enclosure and taking drinks into this event is not permitted.

I therefore ask that the licence application be rejected at this time.

As a long term resident, I wish to raise objections to the licence application below.

With the exception of the points below, I am very keen to see the development of the Beachfront Cafes by Rockwater.

Premises Licence Application Number 194928 by Rockwater Sandbanks & Branksome Ltd in respect of Sandbanks Beach Café Kiosks

I wish to raise the following **OBJECTIONS** to the above licence application:

1. **There is a danger to public safety** – The consumption of alcohol on the beach has recently been banned by several local authorities (St Ives and Newquay) because there are safety concerns over swimming, glass on the beach, rowdiness and anti-social behaviour. In Sandbanks, there was a serious public order issue last summer with alcohol being purchased from the Tesco store in Banks Road and then consumed at Kite Beach. The same issue applies here and although there is now a PSPO in force allowing police and stewards to confiscate alcohol from troublemakers, there will be an enforcement cost to the LA in this unsuitable area (see below).
2. **The hours of operation are unrealistic as the area is unlit** - The seafront area of the Pavilion, where the two kiosks are sited, has **NO STREET LIGHTING** and is not visible from either Banks Road or the public car park. The kiosks are situated in the public realm in front of the beach huts and have no outside space of their own making supervision impossible. If a licence were granted, then it should be limited to 5pm and the applicant should pay for adequate lighting to be installed;
3. **The site is not suitable, other than for ice cream sales**-The two kiosks are sited as part in the Sandbanks Recreation Ground, which is a public pleasure grounds with activities governed by The Poole Borough Council Act 1986 ('The Act'). Whilst times have moved on, it is clear that neither the Local Authority nor the Act envisaged '*off sales*' being permitted on this stretch of promenade. Furthermore, The Pavilion in which the two kiosks are situated is currently subject to redevelopment proposals and we therefore believe that this application should be reconsidered as part of those proposals, when a properly supervised on-sales area has been designed by the LA;
4. **The Property is unsuitable** - The two kiosks are held by the applicant under a lease from the Local Authority ('the LA') dated 21 October 2008 with a **Permitted Use** '*for the sale of hot and cold drinks tobacco refreshments ice cream fruit and sweets beach goods photographic goods fancy goods books and local view postcards and the sale (but not hiring) of such other goods and services commonly used by beachgoers from time to time*' – not alcohol sales;
5. **This is not a Permitted Use and no off sales licence currently exists here** -In relation to the Café Property as a whole (including the kiosks), the lease states that the applicant is '*not to use the Property for the sale of alcoholic beverages save in accordance with a valid licence and then only on the basis **there shall be no provision intended for sales of alcoholic beverages intended for consumption off the property***'; and
6. There will be a particular problem when the Beach Polo event takes place in July, because the kiosks are located right in front of the entrance to the enclosure and taking drinks into this event is not permitted.

LICENSING SUB-COMMITTEE



Report subject	Application to Vary Premises Licence at The Railway Hotel, 2 Stour Road, Christchurch, BH23 1PS
Meeting date	28 April 2022
Status	Public Report
Executive summary	<p>Mr Paul Uren of TLT Solicitors has made application on behalf of Punch Taverns Limited to vary the premises licence at the Railway Hotel, 2 Stour Road, Christchurch, BH23 1PS. The application is to vary the layout and design of the premises and to update the approved plan to include the use of a bar server within the external area.</p> <p>There are no changes to the provision of any licensable activities or permitted hours.</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, or part of, for variation to the premises licence; c) Grant the application, or part of, 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 14 representations from other persons in objection to the application on the grounds that to grant the application, would undermine the prevention of crime and disorder, public safety, prevention of public nuisance and protection of children from harm licensing objectives and 25 representations in support of the application.</p> <p>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</p>

	through mediation between all parties, the Scheme of Delegation, set out in the Council's Constitution states that the application should be dealt with by the Licensing Sub-Committee.
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Portfolio Holder(s):	Councillor Bobbie Dove – Community Safety and Regulatory Services
Corporate Director	Jess Gibbons – Chief of Operations
Report Authors	Tania Jardim – Licensing Officer
Wards	Christchurch Town
Classification	For Decision

Background

1. The current premises licence allows for Live Music (Indoors), Recorded Music (Indoors) and Supply of Alcohol (On and Off Sales) Monday to Saturday 10:00 to 01:00 and Sunday 10:00 to 00:00. A copy of the current licence and plan is attached at Appendix 1.
2. An application to vary the premises licence relates to the layout of the premises and provides an updated plan showing the proposed changes to the external area to include a bar servery. There are no amendments to the licensable activities or their permitted hours. A copy of the application and proposed new plan 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 14 representations by other persons under the prevention of crime and disorder, public safety, prevention of public nuisance and protection of children from harm licensing objectives. A copy of the representations in objection to the application are attached at Appendix 3.
5. The application prompted 25 representations in support of the application, one including the signature of 11 other persons. A copy of the representations in support of the application are attached at Appendix 4.
6. Mediation took place with Dorset Police and Environmental Health and the following conditions were agreed: -

Dorset Police Agreed Conditions

- CCTV to cover the garden, to include all entry and exit points enabling frontal identification of every person entering in any light condition.
- The garden gate will be viewed by two cameras during licensing hours and will be regularly checked by staff and management.
- The CCTV system shall continually record and cover areas where alcohol is kept for selection, purchase and consumption by the public, whilst the premises is open for licensable activities. It shall operate during all times when customers remain on the premises. All recordings shall be stored for a minimum period of 31 days with

correct date and time stamping. Recordings shall be made available immediately upon the request of Police or an authorised officer of the council throughout the preceding 31 day period.

- Whenever there are customers in the external area, a sufficient number of staff members, which will be determined on a risk assessed basis, to operate, monitor and supervise the area for customer behaviour and to monitor noise levels. Risk assessments will also be conducted at the request of the police in respect of any other event scheduled to take place at the premises. Copies of all risk assessments shall be retained on the premises for a minimum period of 6 months and shall be made available for inspection by police and other authorised officers on request

Environmental Health Agreed Conditions

- There shall be no amplified live or recorded music outside in garden area after 2300.
- The outside bar will be closed at 22:30h. The garden will be empty of customers at 23:00h. Patrons are permitted to temporarily use the garden after 23:00h e.g. to smoke or to make a telephone call, shall not be permitted to take drinks or glass containers with them. This shall be limited to a maximum of 8 persons at any one time.
- 28 days before any event involving live or recorded amplified music in the garden area, a written Noise Management Plan shall be submitted and agreed in writing with the licensing authority.
- A direct telephone number for the manager at the premises shall be publicly available at all times the premises is open. This telephone number is to be made available to residents and businesses in the vicinity.
- No noise generated on the premises, or by its associated plant or equipment, shall give rise to a nuisance.

Copy of the mediation correspondence is attached at Appendix 5.

7. The conditions agreed by Dorset Police and Environmental Health were forwarded to other persons.
8. Subsequent to the sharing of the agreed conditions with other persons, the licensing office received an email from one of the residents who made a representation, requesting to put on record their concerns in the way mediation was carried out with the Environmental Health Officer as well as their proposal to prohibit live-streamed events in the garden. This is attached at Appendix 6.
9. Following the end of the consultation period, the applicant's solicitor sent an email for distribution to other persons, in response to their representations and explaining the reason for the application, the applicant's intentions and inviting other persons to attend a meeting to discuss the application further and address any concerns. This is attached at Appendix 7.
10. In response to the solicitor's email, one other person who had made a representation emailed to explain their main concerns and proposals for consideration by the Licensing Authority. This is attached at Appendix 8.

Options Appraisal

11. Before making a decision, Members are asked to consider the following matters: -

- The representations made 28 other persons.
- The relevant licensing objectives, namely the prevention of crime and disorder.
- 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

12. N/A.

Summary of legal implications

13. If Members decide to refuse the application or attach condition to the licence, which the applicant does not agree to, the applicant may appeal to the Magistrate's 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

14. N/A

Summary of sustainability impact

15. N/A

Summary of public health implications

16. N/A

Summary of equality implications

17. N/A

Summary of risk assessment

18. N/A

Background papers

BCP Council – Statement of Licensing Policy

<https://democracy.bcpCouncil.gov.uk/documents/s21122/Statement%20of%20Licensing%20Policy.pdf>

Hearing Regulations

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

Revised Guidance issued under Section 182 of the Licensing Act 2003 (April 2018)

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 of current premises licence and approved plan
- 2 – Copy of application and proposed new plan
- 3 – Representations in objection to the application by 14 other persons
- 4 – Representations in support of the application by 25 other persons
- 5 – Conditions agreed with Dorset Police & Environmental Health
- 6 – Email from Other Person with concerns and proposals
- 7 – Email from applicant's solicitor to other persons in response to representations
- 8 – Email from Other Person with concerns and proposals for consideration

Application to vary a premises licence 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 Punch Taverns Limited

(Insert name(s) of applicant)

being the premises licence holder, apply to vary a premises licence under section 34 of the Licensing Act 2003 for the premises described in Part 1 below

Premises licence number

BH179769

Part 1 – Premises Details

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

The Railway Hotel

2 Stour Road

Post town

Christchurch

Postcode

BH23 1PS

Telephone number at premises (if any)

n/a

Non-domestic rateable value of premises

£21,250 (Band B)

Part 2 – Applicant details

Daytime contact telephone number

03330 061119

E-mail address (optional)

PunchLicensing@TLTsolicitors.com

Current postal address if different from premises address

Jubilee House
Second Avenue

Post town

Burton Upon Trent

Postcode

DE14 2WF

Part 3 - Variation

Please tick as appropriate

Do you want the proposed variation to have effect as soon as possible? ☒ Yes ☐ No

If not, from what date do you want the variation to take effect?

DD	MM	YYYY
<input type="text"/>	<input type="text"/>	<input type="text"/>

Do you want the proposed variation to have effect in relation to the introduction of the late night levy? (Please see guidance note 1) ☐ Yes ☒ No

Please describe briefly the nature of the proposed variation (Please see guidance note 2)

This is an application to vary the layout and design of the premises in accordance with the submitted plan.

The changes consists of the permitting the use of a bar server within the external area. The internal licensable area of the premises is to remain unchanged from its current permission.

The locations of fire safety and other safety equipment subject to change in accordance with the requirements of the responsible authorities or following a risk assessment.

Any detail shown on the plan that is not required by the licensing plans regulations is indicative only and subject to change at any time.

Conditions proposed below to relate to the use of external area for licensable activities;

- The external bar server will operate for the sale and supply of alcohol from 11:00h until 23:00h on any day.
- When the sale of alcohol takes place within external area, regular checks of the garden will include the removal of empty glasses and bottles.
- Whenever the external area is used for licensable activities, a sufficient number of staff members, which will be determined on a risk assessed basis, will operate, monitor and supervise the area for customer behaviour and to monitor noise levels.
- The external area will remain open for customers for the consumption of food/drink only once the external bar server has closed, until the terminal hour for licensable activities for the premises, with staff making regular checks during this time.

All other hours, activities and conditions currently permitted by the premises are to remain unchanged by this application.

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

n/a

Part 4 Operating Schedule

Please complete those parts of the Operating Schedule below which would be subject to change if this application to vary is successful.

Provision of regulated entertainment (Please see guidance note 3)	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)	<input type="checkbox"/>
f) recorded music (if ticking yes, fill in box F)	<input type="checkbox"/>
g) performances of dance (if ticking yes, fill in box G)	<input type="checkbox"/>
h) anything of a similar description to that falling within (e), (f) or (g) (if ticking yes, fill in box H)	<input type="checkbox"/>

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

A

Plays Standard days and timings (please read guidance note 8)			Will the performance of a play take place <u>indoors or outdoors or both – please tick</u> (please read guidance note 4)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish	Please give further details here (please read guidance note 5)		
Mon					
Tue			State any seasonal variations for performing plays (please read guidance note 6)		
Wed			Non standard timings. Where you intend to use the premises for the performance of plays at different times to those listed in the column on the left, please list (please read guidance note 7)		
Thur					
Fri					
Sat					
Sun					

B

Films Standard days and timings (please read guidance note 8)			Will the exhibition of films take place indoors <u>or outdoors or both – please tick</u> (please read guidance note 4)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish	<u>Please give further details here</u> (please read guidance note 5)		
Mon					
Tue					
Wed			<u>State any seasonal variations for the exhibition of films</u> (please read guidance note 6)		
Thur					
Fri			<u>Non standard timings. Where you intend to use the premises for the exhibition of films at different times to those listed in the column on the left, please list</u> (please read guidance note 7)		
Sat					
Sun					

C

Indoor sporting events Standard days and timings (please read guidance note 8)			Please give further details (please read guidance note 5)
Day	Start	Finish	
Mon			
Tue			State any seasonal variations for indoor sporting events (please read guidance note 6)
Wed			
Thur			Non standard timings. Where you intend to use the premises for indoor sporting events at different times to those listed in the column on the left, please list (please read guidance note 7)
Fri			
Sat			
Sun			

D

Boxing or wrestling entertainments Standard days and timings (please read guidance note 8)			<u>Will the boxing or wrestling entertainment take place indoors or outdoors or both – please tick</u> (please read guidance note 4)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish	<u>Please give further details here</u> (please read guidance note 5)		
Mon					
Tue			<u>State any seasonal variations for boxing or wrestling entertainment</u> (please read guidance note 6)		
Wed			<u>Non standard timings. Where you intend to use the premises for boxing or wrestling entertainment at different times to those listed in the column on the left, please list</u> (please read guidance note 7)		
Thur					
Fri					
Sat					
Sun					

E

Live music Standard days and timings (please read guidance note 8)			Will the performance of live music take place <u>indoors or outdoors or both – please tick</u> (please read guidance note 4)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish	Please give further details here (please read guidance note 5)		
Mon					
Tue			State any seasonal variations for the performance of live music (please read guidance note 6)		
Wed			Non standard timings. Where you intend to use the premises for the performance of live music at different times to those listed in the column on the left, please list (please read guidance note 7)		
Thur					
Fri					
Sat					
Sun					

F

Recorded music Standard days and timings (please read guidance note 8)			Will the playing of recorded music take place <u>indoors or outdoors or both – please tick</u> (please read guidance note 4)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish	Please give further details here (please read guidance note 5)		
Mon					
Tue			State any seasonal variations for the playing of recorded music (please read guidance note 6)		
Wed			Non standard timings. Where you intend to use the premises for the playing of recorded music at different times to those listed in the column on the left, please list (please read guidance note 7)		
Thur					
Fri					
Sat					
Sun					

G

Performances of dance Standard days and timings (please read guidance note 8)			Will the performance of dance take place indoors or outdoors or both – please tick (please read guidance note 4)		Indoors	<input type="checkbox"/>
					Outdoors	<input type="checkbox"/>
					Both	<input type="checkbox"/>
Day	Start	Finish	<u>Please give further details here</u> (please read guidance note 5)			
Mon						
Tue						
			<u>State any seasonal variations for the performance of dance</u> (please read guidance note 6)			
Wed						
Thur						
			<u>Non standard timings. Where you intend to use the premises for the performance of dance at different times to those listed in the column on the left, please list</u> (please read guidance note 7)			
Fri						
Sat						
Sun						

H

Anything of a similar description to that falling within (e), (f) or (g) Standard days and timings (please read guidance note 8)			Please give a description of the type of entertainment you will be providing	
Day	Start	Finish	<u>Will this entertainment take place indoors or outdoors or both – please tick</u> (please read guidance note 4)	Indoors <input type="checkbox"/>
Mon				Outdoors <input type="checkbox"/>
				Both <input type="checkbox"/>
Tue			<u>Please give further details here</u> (please read guidance note 5)	
Wed				
Thur			<u>State any seasonal variations for entertainment of a similar description to that falling within (e), (f) or (g)</u> (please read guidance note 6)	
Fri				
Sat			<u>Non standard timings. Where you intend to use the premises for the entertainment of a similar description to that falling within (e), (f) or (g) at different times to those listed in the column on the left, please list</u> (please read guidance note 7)	
Sun				

Late night refreshment Standard days and timings (please read guidance note 8)			Will the provision of late night refreshment take place indoors or outdoors or both – please tick (please read guidance note 4)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish			
Mon			Please give further details here (please read guidance note 5)		
Tue					
Wed			State any seasonal variations for the provision of late night refreshment (please read guidance note 6)		
Thur					
Fri			Non standard timings. Where you intend to use the premises for the provision of late night refreshment at different times, to those listed in the column on the left, please list (please read guidance note 7)		
Sat					
Sun					

J

Supply of alcohol Standard days and timings (please read guidance note 8)			Will the supply of alcohol be for consumption – please tick (please read guidance note 9)	On the premises	<input type="checkbox"/>	
				Off the premises	<input type="checkbox"/>	
				Both	<input type="checkbox"/>	
Day	Start	Finish	<u>State any seasonal variations for the supply of alcohol</u> (please read guidance note 6)			
Mon						
Tue						
Wed						
Thur						<u>Non-standard timings. Where you intend to use the premises for the supply of alcohol at different times to those listed in the column on the left, please list</u> (please read guidance note 7)
Fri						
Sat						
Sun						

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 10).
N/A

L

Hours premises are open to the public Standard days and timings (please read guidance note 8)			State any seasonal variations (please read guidance note 6)
Day	Start	Finish	
Mon			
Tue			
Wed			
Thur			
Fri			
Sat			
Sun			
			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 (please read guidance note 7)

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

None.

Please tick as appropriate

- I have enclosed the premises licence ☒
- I have enclosed the relevant part of the premises licence ☒

If you have not ticked one of these boxes, please fill in reasons for not including the licence or part of it below

Reasons why I have not enclosed the premises licence or relevant part of premises licence.

M Describe any additional steps you intend to take to promote the four licensing objectives as a result of the proposed variation:

a) General – all four licensing objectives (b, c, d and e) (please read guidance note 11)

As per current licence (BH179769) save for those conditions added to the operating schedule by this application.

The locations of fire safety and other safety equipment subject to change in accordance with the requirements of the responsible authorities or following a risk assessment.

Any detail shown on the plan that is not required by the licensing plans regulations is indicative only and subject to change at any time.

Conditions proposed below to relate to the use of external area for licensable activities;

- The external bar servery will operate for the sale and supply of alcohol from 11:00h until 23:00h on any day.
- When the sale of alcohol takes place within external area, regular checks of the garden will include the removal of empty glasses and bottles.
- Whenever the external area is used for licensable activities, a sufficient number of staff members, which will be determined on a risk assessed basis, will operate, monitor and supervise the area for customer behaviour and to monitor noise levels.
- The external area will remain open for customers for the consumption of food/drink only once the external bar servery has closed, until the terminal hour for licensable activities for the premises, with staff making regular checks during this time.

b) The prevention of crime and disorder

c) Public safety

d) The prevention of public nuisance

e) The protection of children from harm

Checklist:

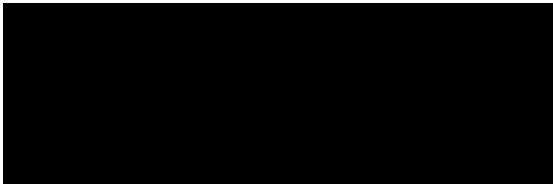
Please tick to indicate agreement

- I have made or enclosed payment of the fee; or (paid online) ☒
- I have not made or enclosed payment of the fee because this application has been made in relation to the introduction of the late night levy. ☐
- I have sent copies of this application and the plan to responsible authorities and others where applicable (submitted online) ☒
- I understand that I must now advertise my application. ☒
- I have enclosed the premises licence or relevant part of it or explanation. ☒
- I understand that if I do not comply with the above requirements my application will be rejected. ☒

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.

Part 5 – Signatures (please read guidance note 12)

Signature of applicant (the current premises licence holder) or applicant's solicitor or other duly authorised agent (please read guidance note 13). **If signing on behalf of the applicant, please state in what capacity.**

Signature	 Ewen Macgregor for TLT LLP
Date	4 th March 2022

Capacity	Solicitor to Applicant
----------	------------------------

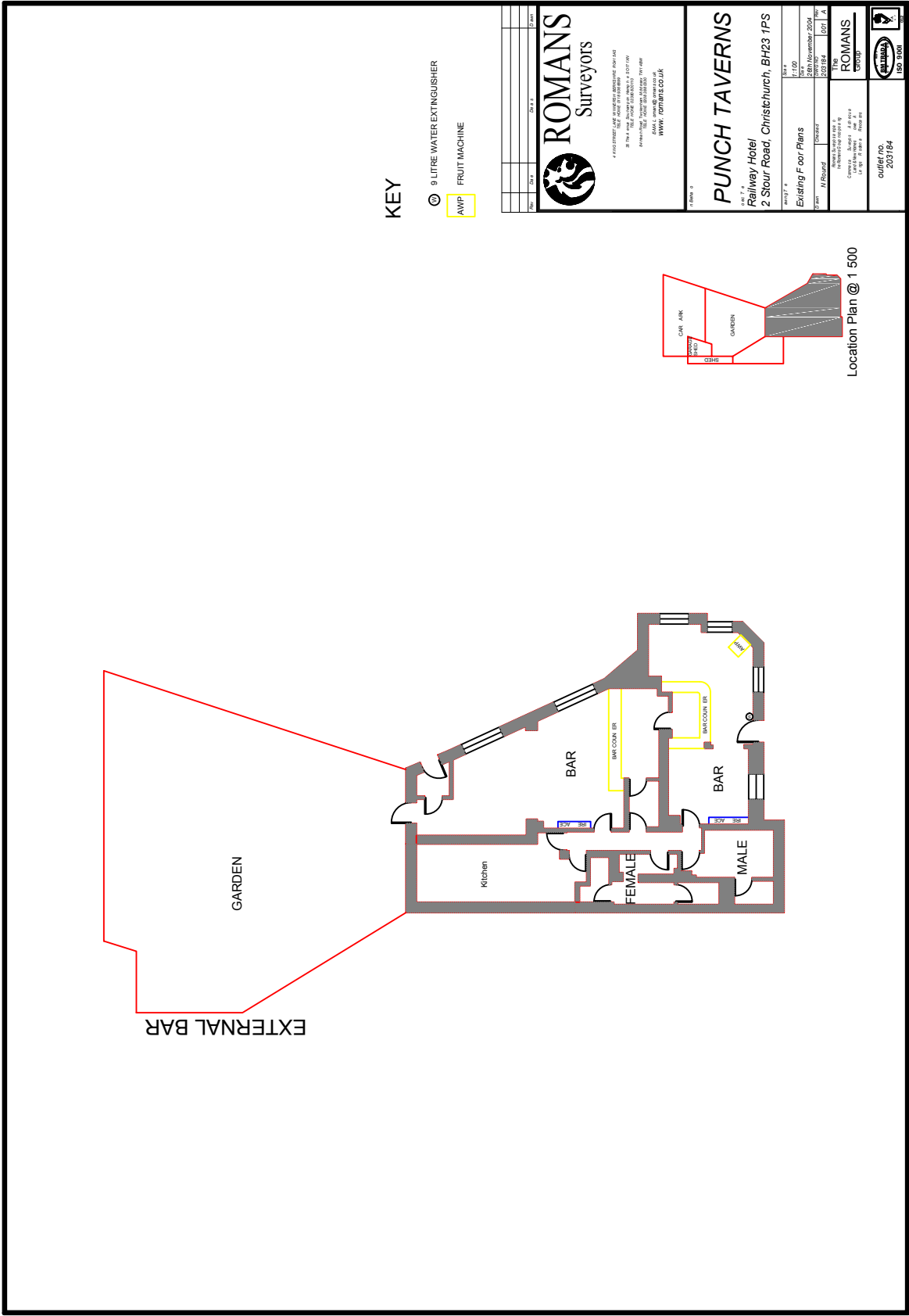
Where the premises licence is jointly held, signature of 2nd applicant (the current premises licence holder) or 2nd applicant's solicitor or other authorised agent (please read guidance note 14). If signing on behalf of the applicant, please state in what capacity.

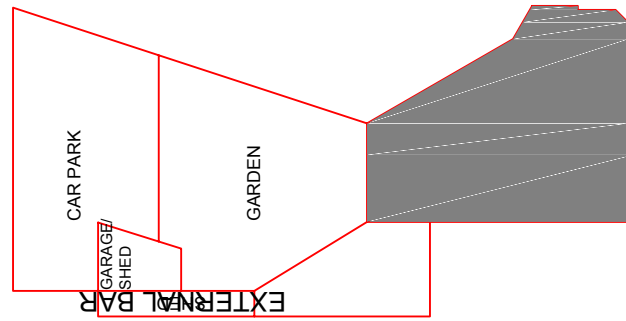
Signature	
Date	
Capacity	

Contact name (where not previously given) and address for correspondence associated with this application (please read guidance note 15)

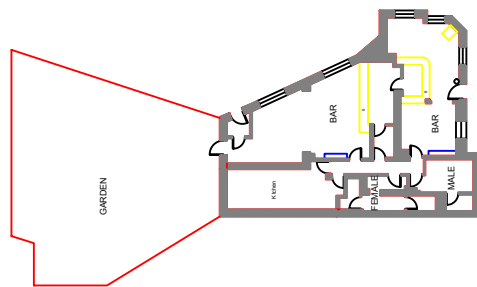
Paul Uren
TLT LLP
One Redcliff Street

Post town	Bristol	Post code	BS1 6TP
Telephone number (if any)	+44(0)3330 060213		
If you would prefer us to correspond with you by e-mail, your e-mail address (optional)			





Location Plan @ 1:500



KEY


Premises Licence Part A

Premises licence number: BH179769

Postal address of premises, or if none, ordnance survey map reference or description:	
The Railway Hotel, 2 Stour Road	
Post town: Christchurch	Post Code: BH23 1PS
Telephone number: 01202 484180	

Licensable activities authorised by the licence:
Live Music Recorded Music Supply of Alcohol

The times the licence authorises the carrying out of licensable activities:
<p>Music Monday - 10.00- 01.00 Tuesday -10.00- 01.00 Wednesday - 10.00- 01.00 Thursday - 10.00- 01.00 Friday - 10.00- 01.00 Saturday - 10.00- 01.00 Sunday - 10.00- 00.00 Performance of live music will take place indoors. <u>Non-standard timings for the performance of live music.</u> A further hour into the morning following every Friday, Saturday, Sunday and Monday for each May Bank Holiday, Spring/Whitsun Bank Holiday and every August Bank Holiday weekend. A further additional hour into the morning following every Thursday, Friday, Saturday, Sunday and Monday for the Easter Bank Holiday weekend. A further additional hour every Christmas Eve. A further additional hour every Boxing Day.</p> <p>Recorded Music Monday - 10.00 -01.00 Tuesday - 10.00 -01.00 Wednesday - 10.00 -01.00 Thursday - 10.00 -01.00 Friday -10.00 -01.00 Saturday - 10.00 -01.00 Sunday - 10.00 -00.00 Playing of recorded music will take place indoors. <u>Non-standard timings for the playing of recorded music.</u> A further hour into the morning following every Friday, Saturday, Sunday and Monday for each May Bank Holiday, Spring/Whitsun Bank Holiday and every August Bank Holiday weekend. A further additional hour into the morning following every Thursday, Friday, Saturday, Sunday and Monday for the Easter Bank Holiday weekend. A further additional hour every Christmas Eve. A further additional hour every Boxing Day.</p> <p>Supply of Alcohol Monday - 10.00 -01.00 Tuesday - 10.00 -01.00 Wednesday -10.00 -01.00 Thursday -10.00 -01.00 Friday -10.00 -01.00 Saturday -10.00 -01.00 Sunday -10.00 -00.00 <u>Non-standard timings for the supply of alcohol.</u></p>

A further hour into the morning following every Friday, Saturday, Sunday and Monday for each May Bank Holiday, Spring/Whitsun Bank Holiday and every August Bank Holiday weekend.
 A further additional hour into the morning following every Thursday, Friday, Saturday, Sunday and Monday for the Easter Bank Holiday weekend.
 A further additional hour every Christmas Eve
 A further additional hour every Boxing Day.
 The premises are entitled to an additional licensed period for the sale of alcohol from the commencement of permitted hours on New Year's Eve until the end of permitted hours on New Year's Day.

The opening hours of the premises:

Monday - 10.00 - 01.30

Tuesday - 10.00 - 01.30

Wednesday - 10.00 - 01.30

Thursday - 10.00 - 01.30

Friday - 10.00 - 01.30

Saturday - 10.00 - 01.30

Sunday - 10.00 - 00.30

Non-standard timings.

A further hour into the morning following every Friday, Saturday, Sunday and Monday for each May Bank Holiday, Spring/Whitsun Bank Holiday and every August Bank Holiday weekend.

A further additional hour into the morning following every Thursday, Friday, Saturday, Sunday and Monday for the Easter Bank Holiday weekend.

A further additional hour every Christmas Eve

A further additional hour every Boxing Day.

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

Alcohol will be consumed on and off the premises.

Part 2

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

Punch Taverns Ltd
 Jubilee House
 Second Avenue
 Burton upon Trent
 Staffordshire
 DE14 2WF
 Tel: 01283 501 600

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

03752645

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

Mr Austyn Edmund Greenfield

[REDACTED]

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

[REDACTED]

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

Prevention of Crime and Disorder

- 2.1 The current CCTV system will be operated and maintained in working order.
- 2.2 No glasses containers or open bottles are permitted to be taken away from the premises.

Public Safety

- 2.3 The exterior of the property will remain lit during hours of darkness whilst the property is open to the public.

Prevention of Public Nuisance

- 2.4 Doors and windows to be kept closed after midnight when amplified music is being played.

Protection of Children from Harm

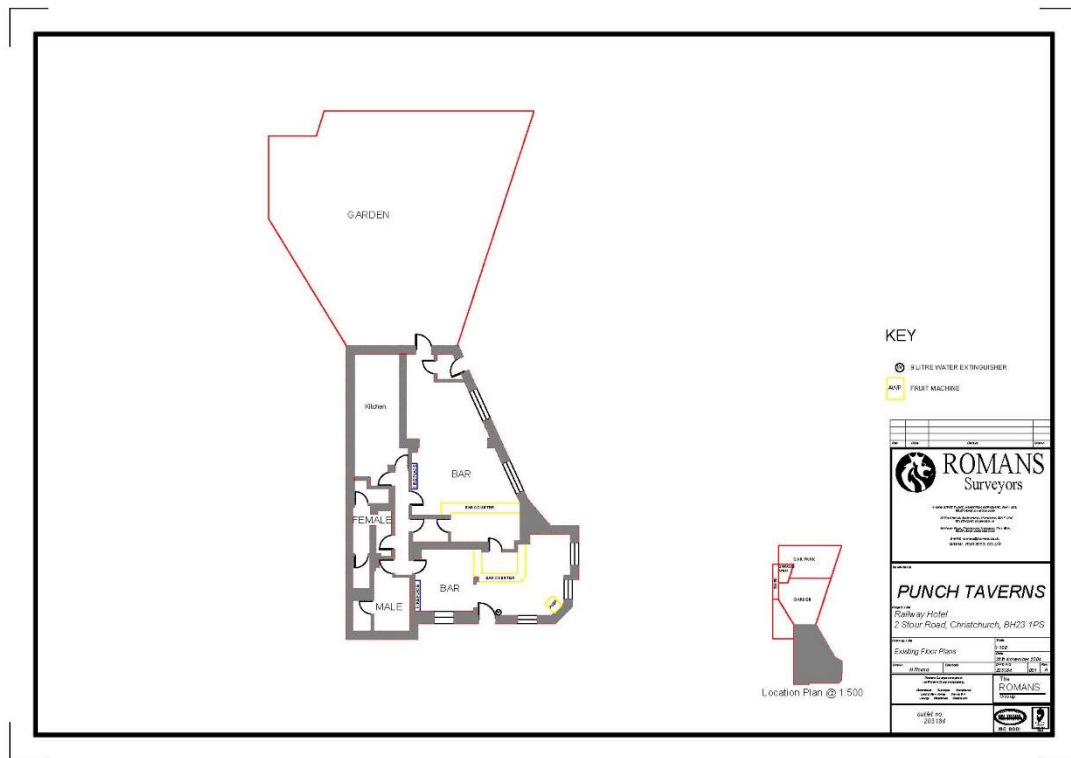
- 2.5 No children under 14 years of age are allowed inside the premises after 21:00.
- 2.6 Persons who appear to be under the age of 18 will not be supplied with alcohol until their age has been satisfactorily established by means of acceptable proof of age.

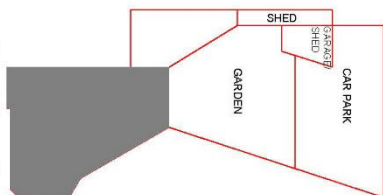
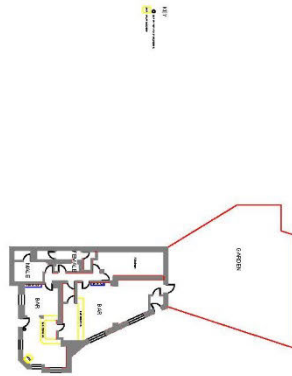
Annex 3 – Conditions attached after a hearing by the licensing authority

N/A

Annex 4 – Plans

This licence is issued in accordance with the plan 179769, dated 28 November 2004, as attached.





Location Plan @ 1:500

Premises Licence Part B

Premises licence number: BH179769

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

The Railway Hotel, 2 Stour Road

Post town: Christchurch

Post Code: BH23 1PS

Telephone number: 01202 484180

Licensable activities authorised by the licence:

Live Music, Recorded Music, Supply of Alcohol

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

Live Music: (Indoors) Monday to Saturday - 10.00- 01.00, Sunday - 10.00- 00.00

Recorded Music: (Indoors) Monday to Saturday - 10.00 -01.00, Sunday - 10.00 -00.00

Supply of Alcohol: Monday to Saturday -10.00 -01.00, Sunday -10.00 -00.00

Non- standard timings for all licensable activities A further hour into the morning following every Friday, Saturday, Sunday and Monday for each May Bank Holiday, Spring/Whitsun Bank Holiday and every August Bank Holiday weekend.

A further additional hour into the morning following every Thursday, Friday, Saturday, Sunday and Monday for the Easter Bank Holiday weekend.

A further additional hour every Christmas Eve

A further additional hour every Boxing Day.

Non-standard timings for the sale of alcohol:

The premises are entitled to an additional licensed period for the sale of alcohol from the commencement of permitted hours on New Year's Eve until the end of permitted hours on New Year's Day.

The opening hours of the premises:

Monday to Saturday - 10.00 - 01.30, Sunday -10.00 - 00.30

Non-standard timings.

A further hour into the morning following every Friday, Saturday, Sunday and Monday for each May Bank Holiday, Spring/Whitsun Bank Holiday and every August Bank Holiday weekend.

A further additional hour into the morning following every Thursday, Friday, Saturday, Sunday and Monday for the Easter Bank Holiday weekend.

A further additional hour every Christmas Eve

A further additional hour every Boxing Day.

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

Alcohol will be consumed on and off the premises.

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

Punch Taverns Ltd, Jubilee House, Second Avenue, Burton upon Trent, Staffordshire, DE14 2WF

Tel: 01283 501 600

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

03752645

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

Mr Austyn Edmund Greenfield

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

See condition 2.5

Issued: 24 November 2005

Revised: 24 September 2020 [Vary DPS]

Mrs Nananka Randle

Licensing Manager

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**REPRESENTATIONS RECEIVED IN OBJECTION TO THE APPLICATION
TO VARY PREMISES LICENCE**

The Railway Hotel, 2 Stour Road, Christchurch, BH23 1PS

Representation Number	Name
1	Mr Richard Toctan
2	Beverley Tallis
3	Anonymous
4	Anonymous
5	Lacey Brunson Silva
6	Columba Cook
7	Shelley Sanger
8	Andrew Walker
9	Mr R I Allingham
10	Ursula Cook
11	Sean Snow
12	David O'Sullivan
13	D & W Allen (David)
14	Katherine Taylor

Representation Objecting 1

From: richard toctan [REDACTED]
Sent: 28 March 2022 16:02
To: Licensing Com
Subject: Fwd: Railway Hotel

By email and post Mr Richard Toctan

[REDACTED]
[REDACTED] Bargates

Christchurch

BH23 1QP

Licensing Team

Town Hall Annexe

St Stephens Road

Bournemouth

BH2 6DY

Christchurch, 26th March 2022

Dear Sir or Madam

License application by Punch Taverns Ltd re Railway Hotel

No 2 Stour Road, Christchurch, BH23 1PS

I have noticed that the above company is applying for an external bar serverly to operate 12 hours each day. I live four doors down from the above-mentioned pub and am writing to strongly object to the granting of this license on the grounds that it will increase an already existing public nuisance.

I have already experienced many occasions with high noise levels very late at night and this problem will only increase with a license for an outside bar being granted. I believe people should be able to retire to bed at a reasonable time of day without being disturbed by noise on a regular basis. If the bar is open until 11pm and then patrons are allowed to still take food and drink outside after this time it will be well after midnight before noise levels will die down allowing nearby residents to sleep.

I have often noticed broken glass on the pavement and on the road outside the entrance to the garden of the pub which I consider a safety hazard.

I have also noted that the garden has been extended by reducing the amount of parking available but cannot recall having seen a planning application for this.

Ideally, I would like to see the garden returned to its original size to accommodate a smoking area only and for any live music performances, TV screenings etc to be limited to the inside of the pub.

I very much hope you will take my objection into consideration when deciding whether or not to grant this license.

Yours sincerely

Richard Toctan

Representation Objecting 2

From: bev tallis [REDACTED]
Sent: 28 March 2022 11:21
To: Licensing Com
Subject: The Railway Pub, Stour Rd/Bargates, Christchurch

Categories: Linda, 1 - URGENT

I would like to formally object to the use/establishment of additional bar and events in the garden of the above.

Grounds:

Prevention of Public Nuisance - last summer the noise was excessive and the language unacceptable. As a resident, I was unable to use my own garden at times

Protection of Children from Harm - there are at least 5 homes on my side of the road with young families and it is unacceptable that they are going to have to hear to foul language and suffer consequences of any associated behaviour

I would like the licensing of these premises to cater for a small, private garden which closes at 10pm. There is absolutely no need for a bar - there are two inside the pub.

Beverley Tallis

[REDACTED] Station Rd, Christchurch

Representation Objecting 3

From: [REDACTED]
Sent: 27 March 2022 19:12
To: Licensing Com
Subject: Railway pub Stour road

Categories: 1 - URGENT, 6 - Notices / Objections

To whom it may concern,

My name is [REDACTED] and we have lived in our house on [REDACTED] Stour Road since 2013.

We have three young children one of whom is two and has his bedroom in the front of the house as do we and my oldest son [REDACTED]

Last year when punch took over the railway we noticed a definite change in our streets noise levels, this has been totally unacceptable and sully going on till very late at night as well as people urinating in the streets after football matches, fights breaking out and glass bottles being smashed all over the road and pavement, we've also had people messing around in our front garden smashing pots and plants as well as various vandalised vehicles including my truck which was keyed twice.

I am shocked to see how the pub as well as their residents of the beer garden have treated our street since it reopened last year, there seems to be no security and it keeps my children awake at night and causes us constant issues especially at weekends and bank holidays.

This is why I'm opposing the extension of the license [REDACTED]

11

1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 2679, 26

I'm happy to chat further if you require any more information and I hope that our issues are taken seriously.

Kind regards,

1

Representation Objecting 4

From: [REDACTED]
Sent: 28 March 2022 18:08
To: Licensing Com
Subject: The Railway Tavern

Categories: 6 - Notices / Objections, 1 - URGENT

[REDACTED]

I would like to oppose the application to alter the licensing conditions at The Railway Tavern to allow their new external bar to remain open until 23:00 hours. Whilst I do not have issues with occasional license extensions (at the weekend, for special football matches etc), I would not like to see this license extended permanently, particularly during the week.

I had hoped that the refurbishment of the pub may improve the anti social behaviour which we have experienced here for many years but sadly, this is not the case and the clientele remains the same troublesome crowd. I hear noise from the pub most nights until closing time and beyond. I have woken in the morning to find vomit outside my gates, broken glass, beer bottles and glasses. I have installed additional security at my property as one night, two punters wandered through my gate in to my property in their drunken state.

Whilst I was pleased to see the removal of the nearby benches which had encouraged punters to hang around after hours, the pub is still noisy and rowdy and customers hang around in the street shouting often an hour after closing. Groups walk down the street together, shouting and swearing. I do not have issues with customers inside the pub however throughout the summer last year, despite insisting that the music would be turned off by 10pm, the management have no control over the customers who would turn the speakers back up. They held large parties throughout the summer and blared music through speakers at an excessive level. There were times in the summer that the music was still on at midnight and I did on a few occasions call them and ask them to turn it down but this was ignored with the staff claiming that the customers had turned it back up.

I visited the pub myself for the first time in several years soon after the refurbishment and witnessed the same old crowd fighting with each other and setting fire to paper in the beer garden. I feel sorry for the staff who are trying to improve things but unless this large group are barred (which I can't imagine will happen as they are the majority of customers and visit daily), I can't see that things will change or that new customers will be attracted to it. It would only take a licensing officer to sit in the beer garden on a Saturday night to understand this.

This pub is not in a high street location; it is highly residential in this area and we do not want late night noise disturbing the area. Please consider this appeal for the late night noise to be restricted until 22:00 hours at the latest.

Kind regards,

[REDACTED]
[REDACTED] Station Road, BH23 1QY
[REDACTED]

Sent from my iPhone

Representation Objecting 5

From: Lacey Brunson [REDACTED]
Sent: 28 March 2022 20:42
To: Licensing Com
Subject: Proposed works of the Railway pub in Christchurch

Categories: 1 - URGENT, 6 - Notices / Objections

Hi there,

I am emailing because I have received a letter to inform me that Punch Taverns Ltd have applied to BCP council to install a permanent bar in the garden of the Railway pub in Bargates, Christchurch to be used for large outdoor parties, etcetera.

I live directly opposite the pub and have experienced a lot of noise coming from the Railway pub over the years, and that is before any outdoor areas were available. Thus, I am concerned about the likely noise and fights at late hours which are likely to disrupt all that live along Bargates and surrounding areas. I believe that this proposal should be rejected in order to prevent crime and disorder and for public safety. It will also avoid causing a nuisance to residents nearby.

If this application is to proceed, I would like to raise a complaint for both myself and on behalf of my elderly grandmother who is also residing opposite the pub and is very concerned about the potential fights and noise that this plan could cause. The majority of residents along Bargates and surrounding areas are elderly and do not wish to be disturbed, and so I feel that this proposal is irresponsible and unfair to all that live nearby.

I look forward to your response.

Regards,

Lacey Brunson Silva

Representation Objecting 6

Mr Columba Cook

Bargates, Christchurch, Dorset, BH23 1QP

29 March 2022

The Bournemouth, Christchurch and Poole Licensing Authority
Licensing Team
Town Hall Annexe
St Stephen's Road
Bournemouth
BH2 6DY

Dear Members of the Licensing Team,

Punch Taverns Ltd, The Railway Hotel, 2 Stour Road, Christchurch BH23 1PS – Proposed licence variation

I have lived and worked in Bargates since 1983 and brought up my family here. During that period *The Railway* has been our 'local'. Until the pub was acquired and reopened by Punch Taverns Ltd in April 2021, I have never had any complaints in relation to the pub. It is with regret, therefore, that I must now object to the application to vary the premises licence. My objections are on the grounds of the Prevention of Crime and Disorder, the Prevention of Public Nuisance and Public Safety.

The pub is situated in a predominantly residential area. Noise disturbance generated in the pub garden travels in excess of 100m and reverberates particularly within the gardens of the homes surrounding Mulberry Court, which acts like an amphitheatre. Within a radius of 100m of the pub garden are situated 103 private dwellings, 31 of which are located around Mulberry Court (*see drawing No S1, appended*). These dwellings are occupied by a normal population mix which includes children, as well as elderly and infirm people who need to go to bed at a reasonable hour and require adequate sleep in order to function properly.


The existing licence allows live music, recorded music and the supply of alcohol from 10.00h until 01.00h except Sundays when closing time is midnight. In reality, it is at least a further half-hour before noisy patrons disburse. Hence, it can easily be 01.30h before the neighbourhood quiets down for the night. The current licence permits an extension of a further hour on all public holidays.

Prior to April 2021, the pub had a small patio and covered external smoking area (*see drawing S2, appended*). In 2021 Punch Taverns Ltd carried out changes to the layout of the premises including a conversion of a lean-to garage into an open-air bar, a 73 square metre extension of the beer garden into the pub's car park, and the construction of a scaffolded weather-shelter in the garden, which was not removed until the winter of 2021 (*see drawing S3, appended*). These alterations were carried out without an application to vary the licence and without Planning Permission.

It is pertinent that these alterations were made during the Covid pandemic and, as such, the antisocial repercussions were largely tolerated by the local community. However, Covid restrictions no longer apply and I, along with other residents, reasonably expect our normal and valued amenities to be restored to pre-pandemic standards. These amenities include: the use of our private gardens during the day without excessive noise intrusion; the ability to be able to retire to a quiet bed at a reasonable hour and to sleep without disturbance from the pub and garden; and the absence of the smells of barbecues, fat fryers and stale alcohol drifting across gardens and even into the homes of neighbouring properties.

The existing licence requires live and recorded music to take place indoors. This requirement has been frequently breached since April 2021 and Punch Taverns Ltd appear to be planning to flout this requirement into the future. As an example, the present designated premises supervisor is planning an “outside acoustic festival” in May 2022, in the garden which he suggests has a capacity of over 120 people (c.f.: <https://www.bournemouthecho.co.uk/news/19949792.railway-pub-christchurch-pub-week/>). Additionally, the pub has frequently live-streamed sports events, such as football, onto large monitors within the garden to raucous crowds of patrons who generate enormous noise disturbance throughout the neighbourhood.

Nor has the antisocial behaviour been limited to noise and smells. It has included a large night-time bon fire in the small car park within 4m of the boundary, with flames of over 4m high burning paints and other toxic substances, violent altercations and fist-fights in the garden and on the pavements of Bargates and Stour Road; and the intimidation of residents who would seek to complain. For example, in June 2021, having been advised by Environmental Health to secure ‘evidence’ of the public nuisance, I attempted to make a recording with my phone from outside the pub in Stour Road. In response, the thuggish occupants of the beer garden pelted me with bottles, glasses and trays which smashed onto the public footpath and carriageway. Video evidence is available here:



This was just one of several occasions over the summer when the police were called. I subsequently had the word ‘NARK’ painted in red on the front wall of my house by person or persons unknown! Other antisocial activity includes regular deposits of vomit, urine and broken glass on the pavement and carriageway outside the pub.

Part of the problem may relate to the way Punch Taverns Ltd promotes the establishment. The former ‘tranquil local’ is now publicised as a party pub where large groups are encouraged for events including, for example, hen, stag and birthday parties. This attracts a particular clientele, including those who arrive ‘pre-loaded’ and are more inclined to contravene the licencing requirements that forbid drinking games and the removal of alcoholic drinks from the premises. Large party groups are naturally going to be more rowdy than discrete groups of two or three people who just want a quiet drink and a chat. The Railway is a small pub which does not possess even sufficient lavatory facilities to accommodate the larger types of groups promoted by the proprietor. I would argue that this location is particularly unsuited to that type of party establishment.

Since the pub was re-opened in April 2021, I have complained to local councillors, the Planning Department, Environmental Health and the Police. On 12 May 2021, I was advised by Environmental Health that the premises supervisor had agreed that the garden would be used “for smoking only after 10pm”. Noise nuisance improved for a few weeks but the promise was by and large ignored, alcohol continued to be consumed in the garden well after 10pm, and throughout the summer it was frequently impossible to have house windows open until the pub garden was completely vacated. Environmental Health requested that I maintain a log of disturbances for a period of time. This I did by emailing myself at night only when a serious disturbances occurred. In a two-month period between 11 June and 7 July, I recorded 19 separate incidents, three of which involved violence or the threat of violence. This equates to over 30% of the time! *(A copy of the log is appended)*. The log is unlikely to represent the full extent of the public nuisance generated since I was away for at least eight days over that period.

With regards to the applicant’s plan that accompanies the application, it is noted that the external ‘beer garden’ does not include the unauthorised extension into the pub car park. *(See drawing S4 and the applicant’s plan, appended)*. The drawing is, therefore, unclear as to the intended extent of the licence. The licencing team advises me that this matter should be taken up with Town Planning but, surely, this is also a licencing matter? Obviously, the larger the garden the more people likely to

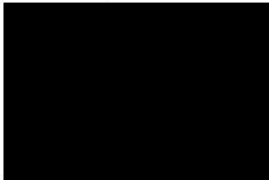
use it and the greater the noise disturbance. The plan is also misleading in that the garden area includes a large part of the carriageway making it appear larger than it is in reality.

The Railway has been in existence since 1840 and its success is important to the local community. I do not particularly want to interfere with the running of the business. By the same token, I do not consider it fair or reasonable that the Punch Taverns Ltd should interfere with the life and wellbeing of the community who live adjacent to its establishments, or that they should make money at the expense of the amenities of others.

On the grounds of the prevention of crime and disorder, public nuisance, and in the interests of public safety, I respectfully appeal to the Licensing Team to dismiss the application to vary the licence and to require Punch Taverns Ltd to reinstate the external area to its pre-Covid arrangement. I request that the external area be used for smoking only. Moreover, in common with many other pubs in similar residential areas, I request that the licence should require patrons to leave their drinks inside the pub while smoking outside.

Thank you for your consideration.

Yours sincerely,

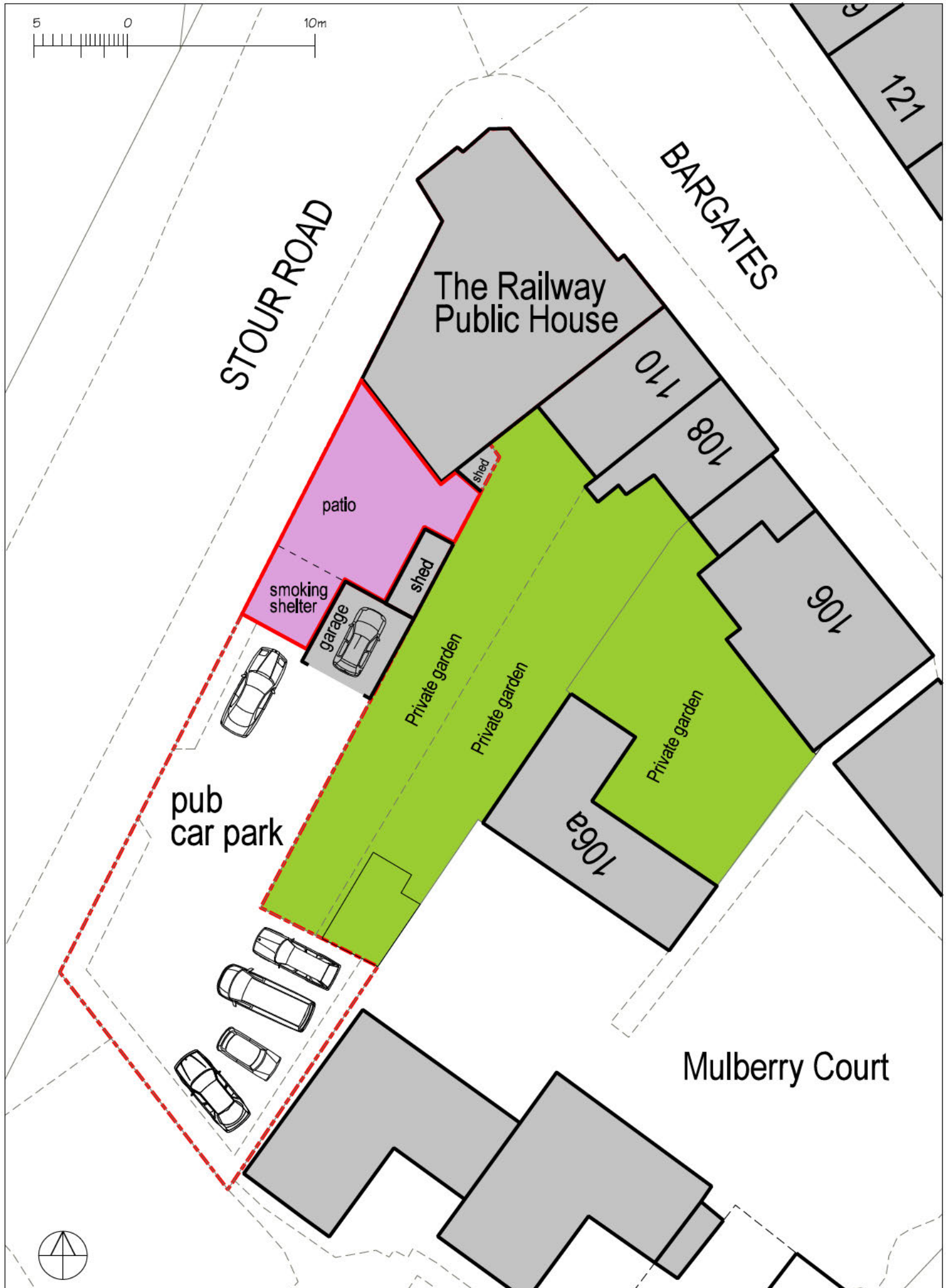


Mr Columba Cook

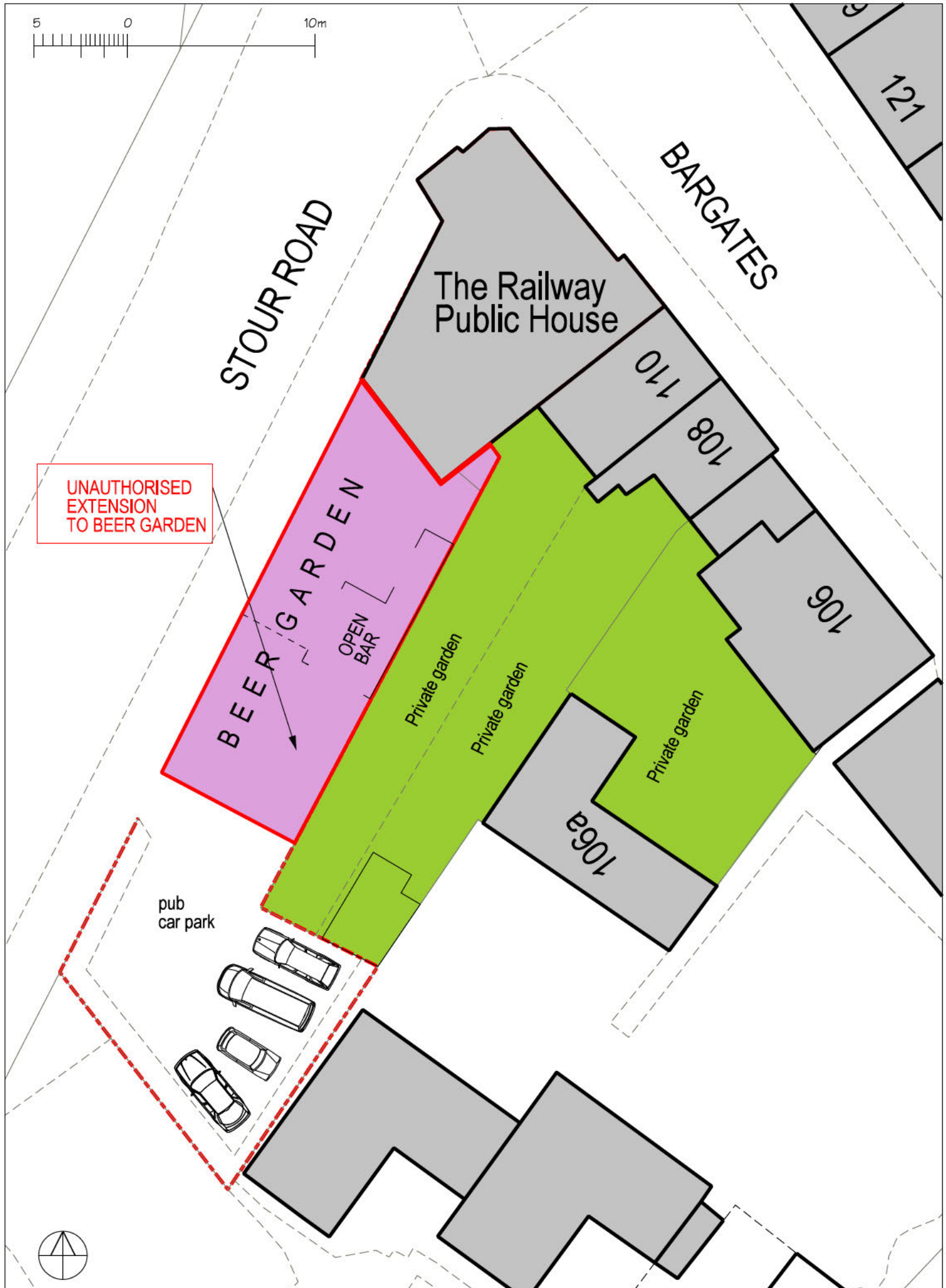
cc

- BCP Environmental Health
- Councillor Mike Cox
- Councillor Peter Hall
- Punch Taverns Ltd

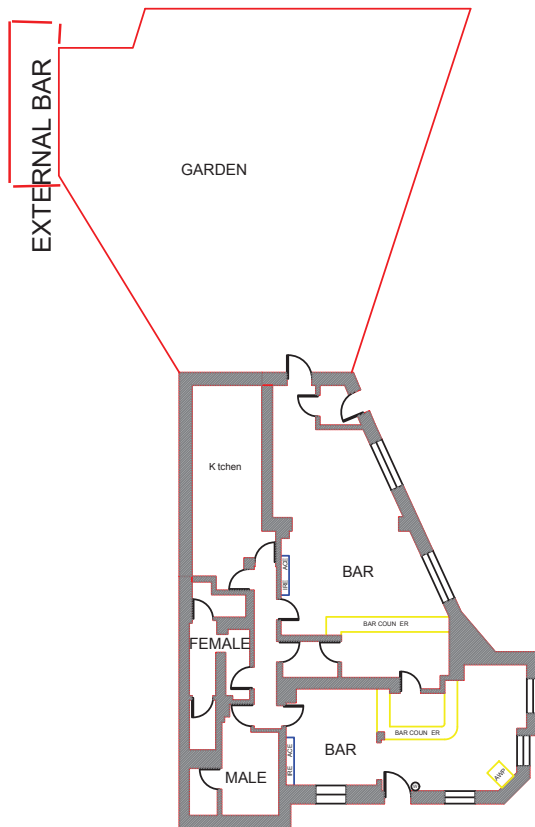




DRAWING TITLE:	Site Plan - pre-Covid - April 2021	DATE:	03/22	SCALE:	1:250	SIZE:	A4
PROJECT:	The Railway Pub, Stour Road, Christchurch	Job No:	DRG No:	5.2	REV:	90	



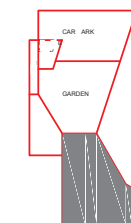
DRAWING TITLE:	Site Plan - since introduction of Covid restrictions	DATE:	03/22	SCALE:	1:250	SIZE:	A4
PROJECT:	The Railway Pub, Stour Road, Christchurch	Job No:		DRG No:	5.3	REV:	



KEY

9 LITRE WATER EXTINGUISHER

FRUIT MACHINE



Location Plan @ 1:500

Rev.	Desc.	Drawn	Q. Rev.

ROMANS
Surveyors

44 HIG STREET, LANE, WIMBORNE, DORSET BH21 3AS
TEL: 01204 21118 FAX: 01204 21119
35 The Avenue, Bournemouth, BH2 1UA
TEL: 01204 21111 FAX: 01204 21112
84 Hales Road, Bournemouth, BH2 1AA
TEL: 01204 21111 FAX: 01204 21112
E: info@romans.co.uk
www.romans.co.uk

PUNCH TAVERNS

Railway Hotel
2 Stour Road, Christchurch, BH23 1PS

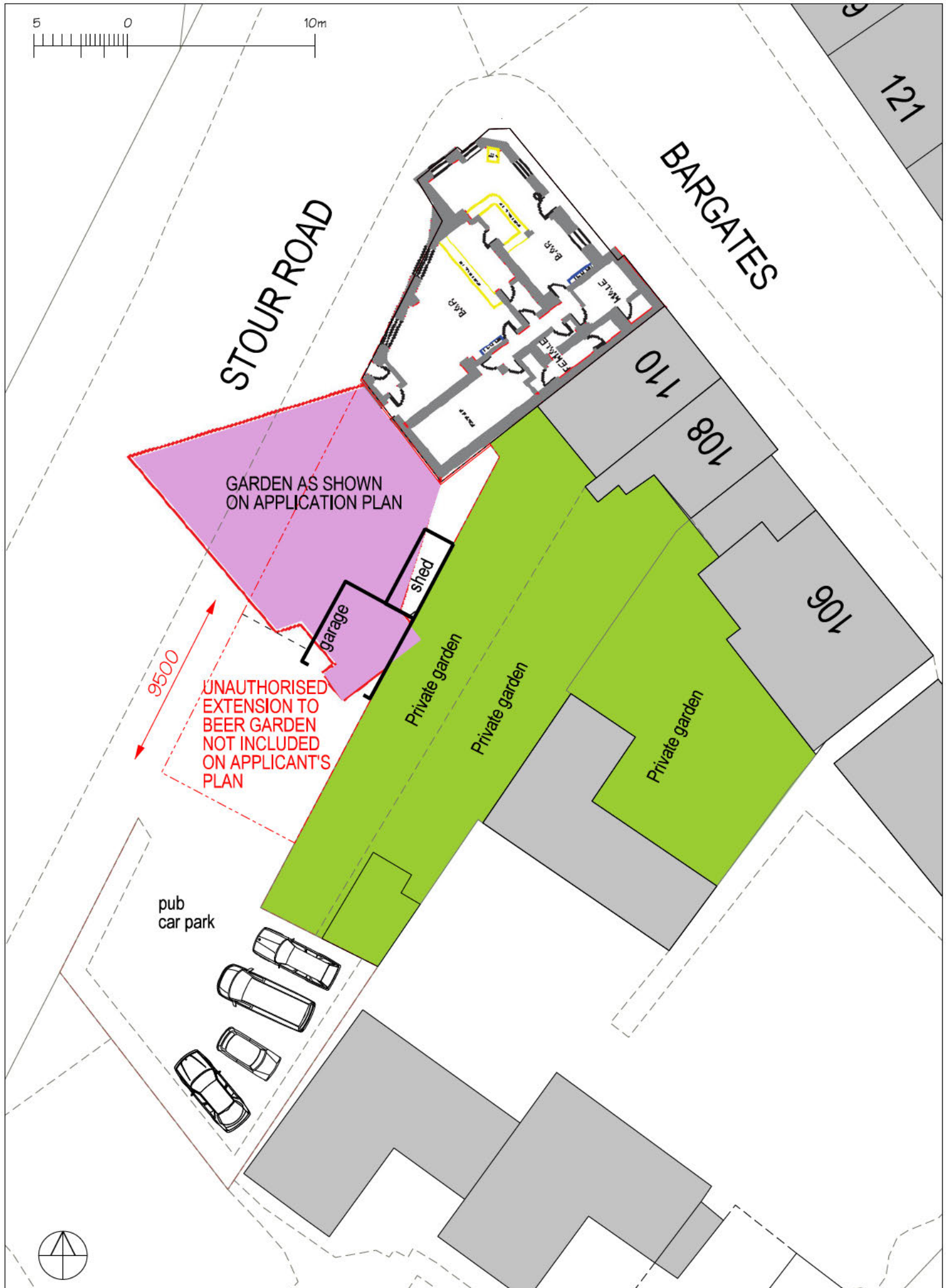
Existing Floor Plans

Scale	1:100
Date	26th November 2004
Drawn	203184
Checked	001
Rev.	A

ROMANS GROUP	
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outlet no.
203184

ISO 9001



DRAWING TITLE:	Site Plan - Showing overlay of application plan	DATE:	03/22	SCALE:	1:250	SIZE:	A4
PROJECT:	The Railway Pub, Stour Road, Christchurch	Job No:		DRG No:	5.4	REV:	

COMPLAINANTS NOISE RECORD

Name COLUMBA COOL Tel: [REDACTED]

Address 106 BRIGATES, CHRISTCHURCH, DORSET, BH23 1AP

Name (if known) and address of the source of the noise THE RAILWAY HOTEL

2. STOUR ROAD, CHRISTCHURCH, DORSET BH23 1PS

Brief description of the nuisance NOISE FROM BEER GARDEN + PUB + ALTERCATIONS

Please complete the attached diary, give a good description of the nuisance and the times of the nuisance whether intermittent or continuous, your location e.g. bedroom, how affected e.g. woke you up and any other relevant details (see example on the first record sheet). Continue on another sheet if necessary. The record should normally be kept for at least three weeks depending on the frequency of the nuisance.

Please sign and make and keep a copy of your completed noise record sheets and return the original to me in Pollution Control at the address below as soon as it is complete.

Complaint Reference No: 6E2v2: Requests: 253161

COMPLAINANTS NOISE RECORD				
Date	Time Started	Time Finished	Location of Listener	Description of the Alleged Nuisance & How Affected
FRIDAY 11-12/6/21	EARLY EVENING	AFTER 1 AM	IN HOUSE	LOUD FANCY DRESS IN GARDEN. COMPLAINED 11pm. KARAOKE NOISE FROM INSIDE TILL 1AM +.
SATURDAY 12/6/21	AFTERNOON	AFTER 10pm	IN HOUSE	NOISE FROM PUB GARDEN TILL AFTER 10pm.
SUNDAY 13/6/21	12 NOON	1 MIDNIGHT	IN HOUSE - HAD TO WEAR EAR PLUGS IN BED!	LIKE BEING IN A FOOTBALL STADIUM. LOUD MUSIC IN GARDEN TURNED OFF AT 10.50, BUT PARTY WENT ON TILL 12.
WEDNESDAY 16/6/21	ANSWER.	AFTER 2pm	IN BEDROOM	WENT TO BED AT 11pm. PHONED PUB + EH AT 12.30 - LANDLORD CLAIM IT WAS TO OFFICIAL.
				BELIEVED TO BE RESIDENT STAFF PARKING AFTER HOURS. - POLICE ATTENDED.
TUESDAY 22/6/21	EARLY EVENING	AFTER 11pm	IN HOUSE + STREET	FILMED OVER WALL WITH PHONE + WAS PHYSICALLY ATTACKED - CALLED POLICE.
27/6/21	UNKNOWN	USE NIGHT	IN HOUSE	RETURNED FROM DEVON - DISTURBING NOISE FROM GARDEN.
28/6/21	TIMES NOT	NOTED	IN HOUSE GARDEN	FOOTBALL STREAMED BUT ONLY AUDIBLE IN GARDEN - STAYED IN PANTS
29/6/21	5pm	11pm	IN HOUSE	FOOTBALL STREAMED - FOWRY

Sheet No: 1 of 2

Signature of person witnessing events and completing this sheet, which I believe are true [REDACTED]

Print Name: COLUMBA COOL

Date: 29/3/22

Completed forms should be returned to: Environmental Health Team, Town Hall Annex, St Stephen's Road, Bournemouth BH2 6EA or email environmentalhealth@bcpcouncil.gov.uk

Sheet No: 2 of 2

10

Date: 29/3/22

95

Representation Objecting 7

From: Shelley Sanger [REDACTED]
Sent: 29 March 2022 17:10
To: Licensing Com
Subject: 'The Railway' BCP Licensing Team

Categories: 1 - URGENT, 6 - Notices / Objections

Dear BCP Licensing Team,

Thank you for the letter regarding Punch Taverns Ltd's proposal for an external bar and licence variations.

I live opposite the Railway Pub on Bargates and I strongly oppose this proposal. I have lived at my current address for over eleven years and the noise levels are already unacceptable at times due to loud music and anti-social behaviour (shouting). Myself and my daughter have witnessed fights, and arrests of drunken people. In past summers there has been occasional loud live music in the beer garden; if this was to go on beyond 10pm and often, it would be intolerable as it can be heard loud and clear inside all of the rooms within my flat. I would be concerned for my fifteen year old daughter's safety in years to come if the proposal is granted.

I would like the pre-Covid arrangements reinstated.

Ms Shelley Sanger
[REDACTED]
[REDACTED] Bargates
Christchurch, BH23 1QH

Representation Objecting 8

From: Andrew Walker [REDACTED]
Sent: 29 March 2022 19:28
To: Licensing Com
Subject: The Railway public house, Christchurch

Dear BCP licensing team,

I am a resident of Christchurch living at [REDACTED] Stour road within 100m of The Railway pub on the corner of Stour road and Bargates, Christchurch.

During the pandemic on many occasions there were incidents of drunken disorder and very loud music going on late into the evening.

I have a young daughter who was disturbed and scared because of these loud altercations and music which would wake her from her sleep.

I have complained by email about this for the record, and because of this I object to the licence variation on the grounds of :

i) The Prevention of Crime and Disorder, i) the Prevention of Public Nuisance, ili) Public Safety, iv) The Protection of Children from Harm, and requesting that I would like the pre-Covid arrangements reinstated.

Sincerely

Mr A J Walker

5/4/22
From ¹ R I ALLINGHAM
[REDACTED] STOR ROAD
CHRISTCHURCH BH23 1PS
B.C.P.
To THE LICENSING TEAM
REF. LDR v3

Dear Sirs & Ladies

On learning the "RAILWAY HOTEL" already has licences, this makes everything different from what I was originally told. Individually my main concern is that the beer garden is not extended further into the old carpark area. The bottom end of the car park is only 43 feet from [REDACTED] my new home, hence my concern. Could PUNCH-TAVERN inform their intensions regards encroaching further down their car-park. This letter supersedes my last letters, as most important to my individual

worries, of ² all the locals I'm
just about closest dwelling,
that is apart from the terrace
housing adjoining the Railway
Hotel, I haven't, I unlike the
locals, experienced a summer of
Railway Hotel behavior, My
emphasis is on proximity.

Thanking you, all

P.S.

My first letter were the result of
hear-say and read-say, this
letter copes actual visual
fact, Please use this letter
as its most important to myself,
it could be a short-stay.

Representation Objecting 10

From: Ursula Cook [REDACTED]
Sent: 31 March 2022 12:55
To: Licensing Com
Subject: The Railway Pub, Christchurch, extension of license

Follow Up Flag: Flag Status: Follow up
Flagged

Categories:
Kevin

Dear Sir or Madam

I am writing to object to the request of Punch Pub Ltd to extend their license to serve food and drink from a new bar to be erected in the pub garden on the grounds of public nuisance and safety.

During the summer months we already suffer regularly with high volumes of noise from the pub garden during the day and late into the night which would only get worse with the granting of the license for an outside bar. In addition to high volumes of noise well into the early hours of the morning I have noticed shouting and pushing of people into the road outside the pub and broken glass on the pavement and in the road.

Having looked at the documentation on line I notice that the submitted drawing is out of date and incorrect. The current garden is much larger than shown on the drawing which has been submitted. The impression of how many people will be able to use the garden is therefore misleading ie a much larger number of people will be able to use it obviously resulting in more noise affecting the neighbourhood. If Punch Pub decide to totally get rid of their car park and extend the garden further an even larger number of people would be able to use the garden for parties, festivals etc. The pub already advertise to hold large events such as music festivals, hen and stag parties and sports events.

I have also noticed that the pub is already building this bar – they are obviously very confident that a license will be granted.

I do very much hope that the committee will take my concerns into account when considering the extension of the existing license.

Yours sincerely

Ursula Cook
[REDACTED] Bargates
Christchurch
BH23 1QP

Representation Objecting 11

From: sean snow [REDACTED]
Sent: 31 March 2022 14:48
To: Tania Jardim
Subject: Re: Punch Tavern Ltd proposed external bar and licence variations (REF 194695)

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Tania,

Thank you for the additional information below however my current objection still stands.

Since the Railway Pub has reopened there has been an increase in noise nuisance in the surrounding area in the late hours of the evening into the early hours of the morning and with respect to the plans I don't believe this will be addressed with an additional bar area being created in the garden.

I also frequently walk by the pub to find glass scattered around the perimeter of the premises, again I do not believe this will be addressed by having an additional bar area outside.

In relation to the pub itself it is a small venue, I cannot understand the rationale for needing an additional outside bar given it is not an inconvenience to make the small trip back inside the premises to get a drink, so again on this basis I object to the current plans.

Happy to discuss the above if required.

Kind regards,
Sean

Sent from my iPhone

Representation Objecting 12

From: David O'Sullivan [REDACTED]
Sent: 31 March 2022 16:56
To: Licensing Com
Subject: ref 194695; The Railway Hotel; Christchurch; BH23 1PS

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: 6 - Notices / Objections, 1 - URGENT

Dear Sir/Madam

We are writing to object to the proposed variation to license application by the Railway Inn,

As residents of [REDACTED] Bargates our gardens directly adjoin and share the wall running the full length of the new boundary of the beer garden. My wife's family have owned the properties for over 80 years and Annemarie grew up here since 1964, as have our children since 2002, without cause for serious complaint.

The pub beer garden has more than doubled in length by the current licensees during lockdown – I'm advised without the need for planning permission – to increase capacity to 120 for events.

To afford some privacy and reduce sound I've added a further 2foot fence and screening to the top of the wall which is owned by the pub.

The proposed licence to serve drinks in the garden can only have a detrimental effect and increase in the nuisance and disturbance generated and already experienced by ourselves and the many other residents in the area and reflects the new licensees business model of establishing an events pub.

Our concerns are based on lived experience over the past year or so, since the current licensees took over, namely:

- Recurrent rowdy behaviour – well beyond midnight - and in once instance serious violence in the street on which I may have had to intervene fearing for the welfare of the injured party.
- Loud music from the front bar every time the pub door opens onto Bargates – well beyond midnight
- Sick on the pavement – which the pub never seems to notice or clear up unless requested
- Bottles – sometimes broken glass - and cans outside our house and on our windowsills in the morning
- Cigarette ends blowing down and washing down into our gutters from pub front door on Bargates– not a permitted smoking area.
- Noise including a banging door from the pub toilets – adjoining our living room wall
- Periodic foul language from the beer garden - clearly audible.

Last summer we had the Euro football finals which were live on TV in the beer garden with predictable extraordinary disturbance, foul language etc. during England games. The licensee has since looked to promote 6 Nations, etc. And sporting events such as the World Cup are perennial.

Currently the pub is promoting 'open mic' and Karaoke nights with Friday nights being music night. Advertised as upcoming on social media are an outside acoustic music festival and 'Big things coming this summer' accompanying a photo of building work already underway. When I asked the builders what they were doing this weekend they advised it was an ice-cream bar!

Throughout last summer we experienced major sound annoyance – 24 hours a day – from a beer cooling unit mounted on a wall adjacent to our gardens which took 6 months to resolve through numerous letters to the

landlords and intervention from the council environmental officer, Darren Nairn, to get the unit repositioned and a sound reduction part added.

There were a number of outside amplified music events, live performances, including the launch party which I believe was closed down by the police or council after complaints as it was so loud.

More disquiet was caused by an upstairs tenant of the pub utilising a flat roof area to grow a large number of pot plants in heavy pots directly above our conservatory which he needed to water, daily– by climbing out a pub window. When I spoke to him about the certainty of these pots being blown off and possible damaging our roof he was verbally abusive which he repeated later from the roof top. Bizarrely he later resorted to knocking on our door in the small hours to plead for access, via our ladder, to get into his flat having been locked out by the landlord.

Our main concern currently, is the noise and smells from a food extractor system mounted around 8 foot up the pub wall about 6 foot from our garden wall and 20 foot from our conservatory. Following our complaints and Darren Nairn's intervention the landlords fitted a wide chimney to the unit rising about 5 foot with no additional filtering and very little effect on the sound or smells of frying for which it is the extractor.

We've long given up on making any representations to the pub manager and licensee as he simply advises us to write to Punch Pubs which I did for the cooling system with no effect until Darren intervened on our behalf.

From my reading, the pub's current licence already permits drinking till 1am and 12 midnight Sundays which is totally inappropriate for a local pub and no external music. It's clear the direction of travel and business model of the new landlords is for something wholly different and not appropriate in a residential area. Beyond the certainty of increased noise and disturbance we can no doubt expect cooking from barbecues and late outside lighting.

The new licence is for serving outside up till 11pm, but with drinks served indoors till 1am, we might expect the party to go on right through till 1.30am. Is this appropriate for a local pub? And where are people to park for these major events?

Finally, as next door residents, we've received no notification of the proposed license change by mail or in person. There was a very discrete notice wrapped around a Stour Road narrow parking signpost rather than on any of the Bargates lampposts outside our properties. I might have expected the pub manager to discuss the changes with us in person.

With building work underway and future events already publicised the landlords are clearly confident granting the licence is just a formality.

For our part the granting of this outside bar licence would signal the guarantee of increased disturbance, cooking smells and public nuisance... another summer of misery.

We therefore object to the application to vary premises licence under the Licensing Act 2003

Yours faithfully

David and Annemarie O'Sullivan
[REDACTED] Bargates
Christchurch
BH23 1QP

Sent from [Mail](#) for Windows

Representation Objecting 13

From: David Allen [REDACTED]
Sent: 31 March 2022 17:22
To: Licensing Com
Subject: Punch Taverns - The Railway Pub, Christchurch

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: 1 - URGENT, 6 - Notices / Objections, Linda

Dear Licensing Team

We are writing to object to the proposed variation of licensing on the grounds of Public Nuisance.

We understand the garden bar was constructed without permission. The noise pollution from parties and events was considerable last Summer and made it difficult to sleep.

Extending the hours of the garden bar and allowing the garden to be served after 11pm from the main bar would not be fair on local residents.

We would request that the company return the pub to its pre pandemic state of a smaller beer garden vacated by 22.00h.

Regards

D & W Allen

Sent from my iPad

Representation Objecting 14

From: katherine taylor [REDACTED]
Sent: 31 March 2022 21:27
To: Licensing Com
Subject: Appeal against lisen

Follow Up Flag: Follow up
Flag Status: Completed

To whom this may concern,

I am writing to register my objection to the application for a proposed external bar and licence variation by Punch Tavern Ltd for The Railway, 2 Stour Rd, Christchurch BH23 1PS.

The main impacts of the proposal are likely to be a further increase in noise disturbance and anti-social activity such as shouting, swearing and fighting.

The basis for this opposition is that granting a licence for these premises will not promote the licensing objectives, particularly The Prevention of Public Nuisance and The Prevention Of Crime and Disorder.

In addition to this i would like remind you that this area is a residential area. As like many other households within a close proximity to The Railway, we both work, we both have early starts, our children attend school. Since the lease was taken over, over the course of nine months, three complaints were raised directly with the pub landlord about noise nuisance and/or antisocial behaviour, all directly linked to The Railway. On the last occasion i was met with a response that showed a complete disregard for local residents and their children.

In view of the above, I would urge the Licensing Authority to refuse the application and request that the company return the pub to its pre-covid arrangements beer garden which is vacated by 22.00h.

Regards
Katherine Taylor

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**REPRESENTATIONS RECEIVED IN SUPPORT OF THE APPLICATION TO VARY
PREMISES LICENCE**

The Railway Hotel, 2 Stour Road, Christchurch, BH23 1PS

Representation Number	Name
1	Mrs Sacha Harding
2	Danielle Croad
3	Kayleigh Nicholls
4	Stephanie Garlick
5	Vaughan Addison
6	Shelley Linbourn
7	Jerry Bromfield
8	Trevor Watts
9	Katherine Bruce
10	Christopher Sharp
11	Matthew Rossi
12	Tom New
13	Cameron Addison
14	Carys Addison
15	Carly Hone
16	Derek Flood
17	Simon Crawford
18	Malcolm Martineau
19	Hayley Addison
20	Gary Waylett
21	Barny Acworth
22	Emma Martineau
23	Terry Gawler
24	Keith Mollison
25	Various (11)

Representation Supporting 1

From: Sacha Harding [REDACTED]
Sent: 28 March 2022 14:48
To: Licensing Com
Cc: therailwaychristchurch@gmail.com
Subject: BCP Licensing Authority

Categories: 1 URGENT, 6 Notices / Objections

To: licensing@bcpcouncil.gov.uk
Cc: therailwaychristchurch@gmail.com

Dear BCP Licensing Authority,

I am writing to you with regards to a letter I have received regarding the Railway Pub having their licence extended so they can serve alcohol in their garden.

I have no objection to this and fully support the pub, and management as they have put their heart and soul into turning this once dated and frankly dirty pub into a community pub which I believe is the heart of the local community.

I have never witnessed, OR heard of any anti social behaviour, or people 'Vomiting and urinating in the public realm.' This letter seems somewhat personal so I would strongly question where this has come from.

Please advise if I need to post this in for my formal support to Punch Taverns and The Railway.

Kind Regards,

Mrs S Harding

Representation Supporting 2

From: Danielle Croad [REDACTED]
Sent: 28 March 2022 13:23
To: Licensing Com
Subject: The railway Pub

Categories: 6 Notices / Objections

Good morning,

I am emailing regarding a letter I have received through my letterbox.

I am a close resident to the pub and I do not see a problem with an outside bar,

If you wish to have any more feedback please do not hesitate to contact me

Kind regards
Danielle

Representation Supporting 3

From: Kayleigh Nicholls [REDACTED]
Sent: 29 March 2022 13:06
To: Licensing Com
Subject: The Railway Pub

Categories: Karen, 6 Notices / Objections, 1 - URGENT

Good afternoon,

I am emailing as a customer of The Railway Pub on the corner of Stour Road and Bargates to confirm that following a family birthday event held at the establishment on Saturday 12th December 2022, i can confirm no incidents or misbehaviour took place.

Kind regards,
Kayleigh Nicholls

Representation Supporting 4

From: Stephanie Jade Garlick [REDACTED]
Sent: 29 March 2022 10:36
To: Licensing Com
Subject: Railway Pub Christchurch

Categories: Karen, 1 - URGENT, 6 - Notices / Objections

Good morning,

I am a local resident and I have received a letter through the door about objecting the Railway's change of license. I would like to say I have no objection and I have never witnessed any anti-social behaviour there. I come to the pub to relax and unwind and will continue to do so.

Thank you

Stephanie Garlick

Representation Supporting 5

From: Vaughan Addison [REDACTED]
Sent: 29 March 2022 21:15
To: Licensing Com
Subject: The Railway, Christchurch

Follow Up Flag: Follow up
Flag Status: Completed

Categories: Karen, 6 Notices / Objections

I am emailing regarding the application from Punch Taverns Ltd for "The Railway" in Christchurch for an outside bar.

I am in favour of this as we often visit as a family and enjoy the pub and it's friendly atmosphere.

Thanks

Vaughan Addison

Sent from my iPhone

Representation Supporting 6

From: shelly linbourn [REDACTED]
Sent: 30 March 2022 09:59
To: Licensing Com
Subject: Railway pub

Categories: Karen

Hi,
I'm a local resident. I've never seen or heard any anti-social behaviour from the pub. Infact it's a very calm and quiet pub. I don't understand why some residents insist on this witch hunt towards the pub!
Kind regards
Shelley

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Representation Supporting 7

From: Jerry Bromfield [REDACTED]
Sent: 30 March 2022 13:30
To: Licensing Com
Subject: Railway Hotel 194695

This change will help to ensure the viability of one of the few "locals" pubs in the area. I have visited it "on and off" since 1977. Currently they restrict drinking in the garden after 2300 and am sure that in accordance with the application they will continue to control the situation in the future. I support the application.

Jerry Bromfield
[REDACTED]

[REDACTED]
Fairway Drive
Christchurch
BH23 1JY

Representation Supporting 8

From: trwatts101 [REDACTED]
Sent: 30 March 2022 14:31
To: Licensing Com
Subject: Punch Tavens Ltd has applied to the BCP Licensing Authority, to install a permanent bar in the garden of the "The Railway" (corner of Stour Road and Bargates.)

Categories: 6 - Notices / Objections, 1 - URGENT

Dear Sir/Madam

I understand that Punch Tavens Ltd has applied to the BCP Licensing Authority, to install a permanent bar in the garden of the "The Railway" (corner of Stour Road and Bargates.)

This email is to confirm that I full support the application and see no reason why the application should not be granted.

I have used The Railway on many occasions and have found it to be a very friendly family establishment.

Trevor Watts

[REDACTED] Fairmile Road

Christchurch

Dorset

BH23 2LF

Representation Supporting 9

From: Karie Bruce [REDACTED]
Sent: 31 March 2022 12:47
Cc: Licensing Com
Subject: Railway pub, Stour road

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Kevin

I'm writing this email due to receiving a letter through my door in regards to the outside bar the Railway pub is planning to open.

I personally would like to highlight in all my years of living nearby, I have never witnessed the behaviour suggested.

It is a lovely old local pub that myself and my family visit and will continue to do so.

I bei have absolutely no objections to the outside bar plans.

Kind regards
Katherine Bruce
Sent from my iPhone

Representation Supporting 10

From: Christopher Sharp [REDACTED]
Sent: 31 March 2022 13:39
To: Licensing Com
Subject: The Railway Hotel

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Kevin

I have worked and been a customer at this establishment and only have good things to say about the staff and management. I personally have never witnessed any anti social behaviour at the premises and think the outside area is a good space

Chris

Representation Supporting 11

From: matthew rossi [REDACTED]
Sent: 31 March 2022 14:39
To: Licensing Com
Subject: The Railway Pub Christchurch Punch Taverns Ltd

Categories: 6 Notices / Objections, 1 URGENT

Good afternoon,

I am writing regarding the beer garden at the Railway Pub Christchurch, Austyn is a customer and a good friend of ours. What he has done since taking over the Railway in difficult times whilst COVID was happening is amazing. He has changed the place into a attractive place to go and socialise and made it more appealing for people to attend.

I think the beer garden is a great idea especially in the summer. Of course certain procedures would have to be in place to make it a good environment for the people in surrounding area and the railway itself. I have been there numerous times and have never seen or had any problems what would make me think there should be objections to the garden happening.

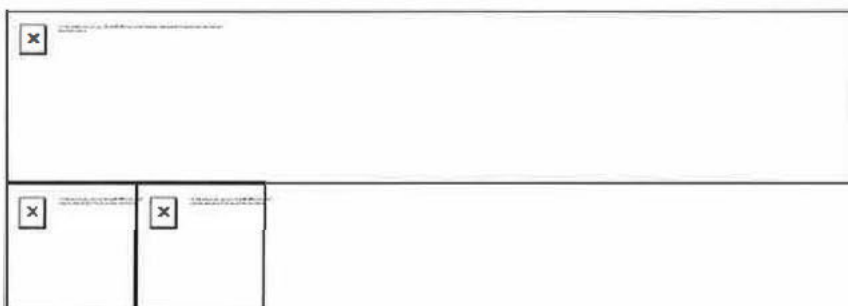
Having worked supplying the industry with food and drinks I think it is important to keep these old historical local pubs in business by working with them and making sure they don't disappear by taking on their ideas and methods.

I am all for the Railway beer garden bar I think it will be a attractive and safe place to socialise especially after the few years we have had.

I know Austyn very well and he is a landlord who has a passion in what he does and ensures his pub is a safe environment for all types of people to attend.

Kind regards

Matthew Rossi



Representation Supporting 12

From: Tom [REDACTED]
Sent: 31 March 2022 17:34
To: Licensing Com
Subject: Railway pub christchurch

Follow Up Flag: Follow up
Flag Status: Completed

Categories: 1 URGENT, Linda

I fully support what the railway pub is doing in stour road to promote the local community to become a much more family orientated establishment. Introducing an outdoor area for families to relax and communicate with other neighbourhood connections would be excellent. Also to add. I've never heard of any antisocial behaviour EVER coming from the pub. So please support the railway in any way you can. Thanks.

Sent from the all-new AOL app for Android

Representation Supporting 13

From: Cameron Addison [REDACTED]
Sent: 31 March 2022 18:29
To: Licensing Com
Subject: The railway

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: 1 URGENT, 6 Notices / Objections, Linda

I am emailing regarding the application from Punch Taverns Ltd for "The Railway" in Christchurch for an outside bar. I personally want the outside bar to stay, as it's a great atmosphere to be in with friends, especially with these warmer evenings upon us.

Cheers,

Cameron Addison

Representation Supporting 14

From: Carys Addison [REDACTED]
Sent: 31 March 2022 18:29
To: Licensing Com
Subject: The Railway, Christchurch

Follow Up Flag: Follow up
Flag Status: Flagged

To whom this may concern,

I am emailing regarding the application from punch taverns Ltd for "The Railway" in Christchurch for an outside bar. I would love to see this as it is a place we visit as a family whenever I come back from university to catch up with my family and friends as it has a lovely atmosphere.

Kind regards,

Carys Addison

Representation Supporting 15

From: Carly Hone [REDACTED]
Sent: 01 April 2022 10:55
To: Licensing Com
Subject: Railway pub christchurch

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: 6 Notices / Objections, 1 URGENT

To whom ever this may concern. I am a local resident to the railway pub in Christchurch, I have recently received a letter as there has been a objection to the change of licence of the railway pub. As a local resident I have no objection and have never seen or witnessed any antisocial behaviour.

Yours truly
Miss c hone

Representation Supporting 16

From: Derek [REDACTED]
Sent: 31 March 2022 19:25
To: Licensing Com
Subject: The Railway Pub, Christchurch

Follow Up Flag: Follow up
Flag Status: Completed

To whom it may concern,

I felt it necessary to write a short letter regarding the Railway Pub in Christchurch. I frequent the pub regularly, mainly at the weekends and have been mightily impressed with the transformation of the pub since its recent refurbishment and new ownership.

The pub always did have good potential and is located in an ideal spot just outside the main centre of Christchurch. The beer garden has been one of the outstanding successes, especially now that social distancing has become an ongoing part of our lives.

It would be a travesty if, after all of the hard work and money put in by the new ownership, that the beer garden would have to close.

The retail and entertainment sector have suffered greatly over the past couple of years and as we approach the summer period, the beer garden will be an important part of the pubs revenue and still very important as Covid cases continue to rise.

I can't remember a time when I have ever felt unsafe or being intimidated by any behaviour from anyone at The Railway. There is always the odd exception, as there is at any pub, but never anything 'out of the ordinary'. I am pretty sure I even remember The Railway being voted the Bournemouth Echo's pub of the week back in February of this year!

Please do consider the benefits of the beer garden to those both patrons both locally, and that arrive by train to Christchurch that may wish to get a drink, maybe some food and sit outside during the summer months.

Kind regards,

Derek Flood | Director

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Representation Supporting 17

From: Simon Crawford [REDACTED]
Sent: 31 March 2022 19:04
To: Licensing Com
Subject: Railway Hotel

Follow Up Flag: Follow up
Flag Status: Completed

Good Evening

I wish info you that I am more than happy for the Railway Hotel have the new Garden is a great place talk to friends and I feel safe being outdoors.

I also feel with new landlord has safe the pub from closing down and need to do small change keep pub open.

Simon Crawford [REDACTED]

Representation Supporting 18

From: Malcolm Martineau [REDACTED]
Sent: 31 March 2022 18:55
To: Licensing Com
Subject: Tha Railway, Christchurch

Follow Up Flag: Follow up
Flag Status: Completed

To whom it may concern.

Please accept this email regarding the application from Punch Taverns Ltd for "The Railway" in Christchurch to install an outside bar.

I am in favour of this as we enjoy our visits and enjoy the pub and it's friendly atmosphere.

Best regards
Malcolm Martineau

[REDACTED]@p[REDACTED]

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Representation Supporting 19

From: hayley addison [REDACTED]
Sent: 31 March 2022 18:34
To: Licensing Com
Subject: The Railway

Follow Up Flag: Follow up
Flag Status: Completed

To whom this may concern,

I am emailing today regarding the application from punch taverns ltd for "The Railway" in Christchurch for an outside bar. This is something I enjoy both with family and friends and love the friendly staff and atmosphere here.

Many Thanks,

Hayley Addison

Representation Supporting 20

From: [REDACTED]
Sent: 31 March 2022 23:37
To: Licensing Com
Subject: The Railway Pub - Christchurch

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Sir/Madam,

I understand that an application for the permanent establishment of a beer garden for the Railway Pub in Christchurch has been made, and that there may be some objections based on potential or imagined anti-social behaviour..

I would like to state for the record that I have attended this pub on many occasions and cannot at any time remember any such behaviour or indeed any anti-social elements. There have been a couple of visits where it has become a little loud, but on both these visits the Landlord attended and both quietened the patrons and reminded them that their enjoyment of the pub's facilities depended entirely on their behaviour being suitably moderate and must not disturb the peace and quiet of the Pubs neighbours. This worked very well on those occasions, and I have no doubt that the Landlord's prompt attention and sincere regard for both his livelihood and the tolerance of his near neighbours were foremost in his mind. This pub had been a part of the community in Christchurch for many years , indeed you may be aware that the Pub was closed for a period until the owners and the new Landlord had a very successful re opening which has brought back into the area a much-needed local resource. I urge you to seriously consider this as a welcome return to the heyday of such pubs and the community spirit which they traditionally enjoyed bringing, locals and visitors together. The Beer garden brings the pub in line with providing family entertainment which is sorely needed in integrating such establishments into the locale.

Yours sincerely

Gary Waylett.

Representation Supporting 21

From: Barny Acworth [REDACTED]
Sent: 31 March 2022 21:52
To: Licensing Com
Subject: re the Railway Hotel Stour Rd Christchurch.

Follow Up Flag: Follow up
Flag Status: Completed

Dear sirs

Re the license application to permit an external serving area in the garden.

As a customer of the Railway I see no harm in allowing serving in the garden courtyard. This is a quiet pub and the garden is of limited size.

At the rear the garden backs on to a carpark, one side is Stour Rd, which is commercial in that area, and one boundary with the adjacent Bargates neighbour behind a high wall.

I think this is within the nature of the existing character of the Bargates/Stour road corner.

I cannot see what harm allowing the application would cause.

sincerely

Barny Acworth RIBA

[REDACTED] Keswick rd.
Bournemouth

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Representation Supporting 22

From: Emma Martineau [REDACTED]
Sent: 31 March 2022 20:27
To: Licensing Com
Subject: The Railway, Christchurch

Follow Up Flag: Follow up
Flag Status: Completed

To whom it may concern.

Please accept this email regarding the application from Punch Taverns Ltd for "The Railway" in Christchurch to install an outside bar.

I am in favour of this as we enjoy our visits and enjoy the pub and it's friendly atmosphere.

Best regards

Emma Martineau
Finance Director

[REDACTED]

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This email and any attachments are confidential and intended for the addressee only. If you are not the named

Representation Supporting 23

From: Terry Gawler [REDACTED]
Sent: 31 March 2022 20:08
To: Licensing Com
Subject: The Railway Tavern

Follow Up Flag: Follow up
Flag Status: Completed

To whom it may concern.

I frequent The Railway Tavern on a regular basis and I do enjoy the "Beer Garden" as a place in which to enjoy a peaceful evening among friends. As such I feel that any curtailing of the "Beer Garden" facility would be detrimental to the ambience of the tavern as a whole.

Many thanks
Terry Gawler

Representation Supporting 24

From: Keith Mollison [REDACTED]
Sent: 01 April 2022 11:46
To: Licensing Com
Subject: Punch Taverns Railway public house Christchurch.

Follow Up Flag: Follow up
Flag Status: Completed

Categories: 6 Notices / Objections, 1 URGENT

Dear Sir

It has been brought to my attention that there are objections to the continued use of the garden of the above public house.

Although I am not a resident in the Christchurch area I do live in the BCP and the owner Austyn Greenfield has been a friend for 3 or 4 years, as such I occasionally use the Railway as a stop off when I visit my brother in a care home in Ashley.

I must say that the improvements to the premises since Austyn took over have been very good. I have never witnessed any anti social behaviour in fact quite the opposite, and found it to have a very sociable atmosphere.

Austyn and his team are continually endeavouring to improve the Railway as demonstrated by recently achieving a level five food hygiene rating.

As an older and lifelong member of the BCP community I think we should encourage the younger entrepreneurs to build businesses with appropriate guidance from local councils.

I therefore recommend that the licensing authority accept this application and continue to encourage this type of facility to ensure the growth of our community.

Kind regards
Keith Mollison

[REDACTED]
Poole
Dorset.
BH17 7SY.

Sent from my iPad

Monday 28th March 2022

Premises Licence – The Railway Hotel Christchurch.

I/we the undersigned wish to write in support of the application to vary the premises licence for the Railway Hotel on 2 Stour Road, Christchurch BH23 1PS.

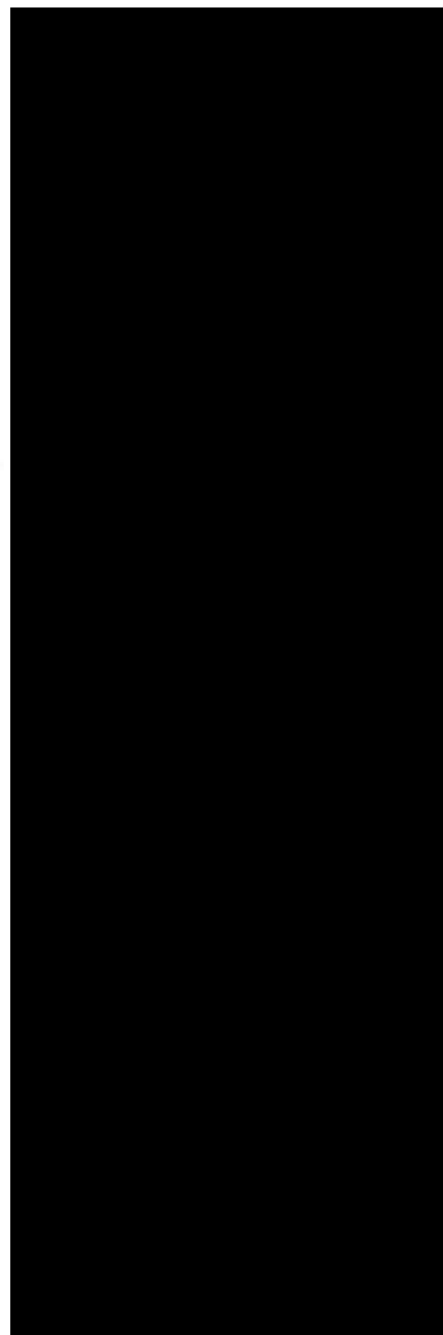
But the disappearance of the British pub feels like it represents something more profound about the ebbing away of community. Hence it is good news that the Railway Hotel is adapting to new ways to continue to be financially viable.

The Railway Hotel is at the heart of our local community and provides a friendly family atmosphere for drinking as well as eating.

Please acknowledge my support for this application to vary the premises licence.

Name	Address
ADRIAN HOUGH	EDWARD RD CHRISTCHURCH
STEPHEN GALLIMORE	Wellesley Ave BH23 4SY
JASON TINDALL	BARGATES BH23 1QD
Tom New	Flambard Ave BH23 2NE
LEON DAVIS	FAIRFIELD
MIKE HENDERSON	HANNONS CROSS DORSET
Mark Taylor	Bargates
Tyler Smithers	Katherine chance close
Russ GANNICOTT	LIVINGSTONE Rd BH23 1HL
STEPHEN DONNARIELLO	ARTHUR ROAD
Rory Daniels	CENTENARY HOUSE 1A FAIRFIELD BA32 1QY

Signature



From: [Busfield, Louise](#)
To: [Tania Jardim](#); [Dorset Police Licensing](#); paul.uren@ttsolicitors.com; [Dorset Police Licensing](#)
Subject: FW: The Railway Hotel, 2 Stour Road, Christchurch
Date: 24 March 2022 11:27:30
Attachments: [image004.jpg](#)
[image002.png](#)
[image005.png](#)
[image007.jpg](#)
[The Railway outside cameras .pdf](#)

Good afternoon Tania

Further to the above Full Variation, please see below conditions that have been mediated and agreed with the applicant for inclusion on the Premises Licence;

CCTV to cover the garden, to include all entry and exit points enabling frontal identification of every person entering in any light condition.

The garden gate will be viewed by two cameras during licensing hours and will be regularly checked by staff and management.

The CCTV system shall continually record and cover areas where alcohol is kept for selection, purchase and consumption by the public, whilst the premises is open for licensable activities. It shall operate during all times when customers remain on the premises. All recordings shall be stored for a minimum period of 31 days with correct date and time stamping. Recordings shall be made available immediately upon the request of Police or an authorised officer of the council throughout the preceding 31 day period.

Whenever there are customers in the external area, a sufficient number of staff members, which will be determined on a risk assessed basis, to operate, monitor and supervise the area for customer behaviour and to monitor noise levels. Risk assessments will also be conducted at the request of the police in respect of any other event scheduled to take place at the premises. Copies of all risk assessments shall be retained on the premises for a minimum period of 6 months and shall be made available for inspection by police and other authorised officers on request

Kind regards,



Louise Busfield

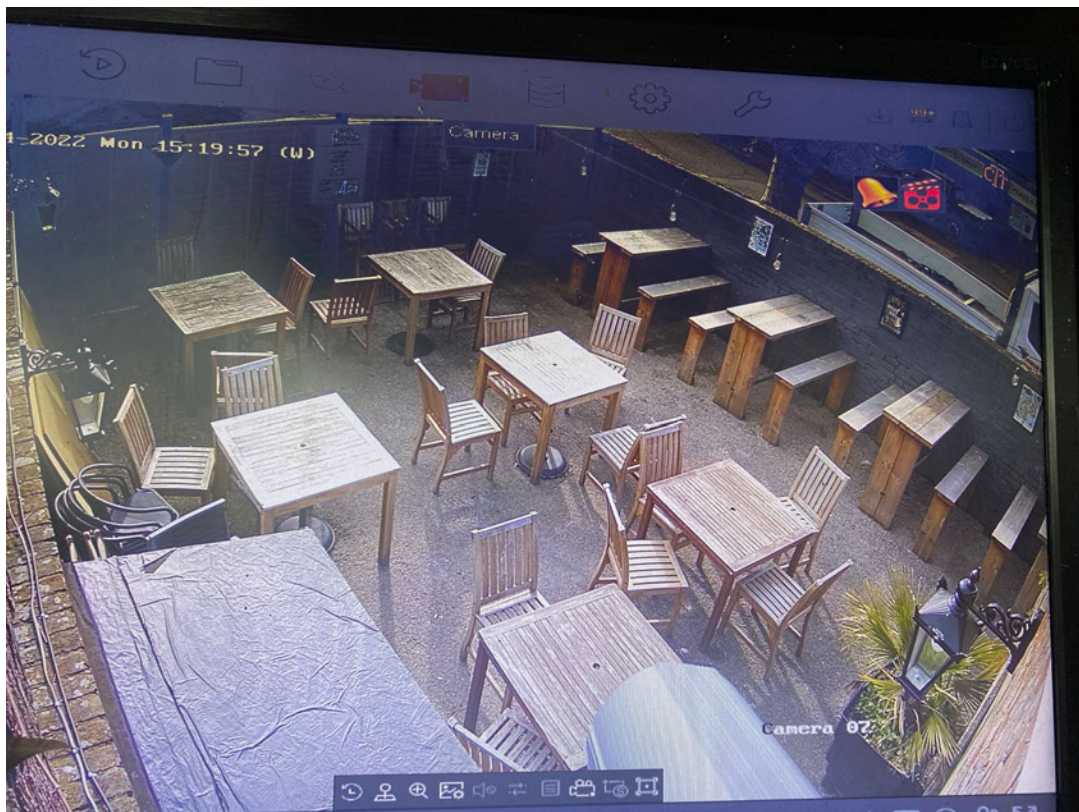
Licensing Officer



Drug & Alcohol Harm Reduction Team
Bournemouth Divisional Headquarters
5 Madeira Road
Bournemouth
Dorset Police
BH1 1QQ

The Railway

Current Camera positions in the beer garden.



The Railway

Proposed additional cameras

- 1) Inside of the new bar servery.



- 2) View from the bar servery to the outside gate, and door into the lounge Bar.



From: [Darren Naraine](#)
To: [Paul Uren](#)
Cc: [Licensing Com](#); [Tania Jardim](#)
Subject: RE: Railway Hotel Christchurch - Variation Application to include a bar
Date: 24 March 2022 12:30:25
Attachments: [image001.jpg](#)
[image004.png](#)
[image007.png](#)
[image008.jpg](#)
[image009.png](#)
[image010.jpg](#)
Importance: High

Hi Paul,

Thank you for your email.

I will withdraw my objection as the applicant has agreed to the following conditions under prevention of public nuisance


- There shall be no amplified live or recorded music outside in garden area after 2300.
- The outside bar will be closed at 22:30h. The garden will be empty of customers at 23:00h. Patrons are permitted to temporarily use the garden after 23:00h e.g. to smoke or to make a telephone call; shall not be permitted to take drinks or glass containers with them. This shall be limited to a maximum of 8 persons at any one time.
- 28 days before any event involving live or recorded amplified music in the garden area, a written Noise Management Plan shall be submitted and agreed in writing with the licensing authority.
- A direct telephone number for the manager at the premises shall be publicly available at all times the premises is open. This telephone number is to be made available to residents and businesses in the vicinity.
- No noise generated on the premises, or by its associated plant or equipment, shall which gives rise to a nuisance.

Regards

 **Darren Naraine**
Environmental Health Officer
Communities

bpcouncil.gov.uk

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From: [Columba Cook](#)
To: [Tania Jardim](#)
Subject: RE: Application to Vary Premises Licence at The Railway Hotel 2 Stour Road Christchurch BH23 1PS (M194695)
Date: 08 April 2022 12:54:04

Thank you Tania,

I presume there is a typo in the last bullet pointed paragraph. Could you check please?

Secondly, I would like to put on record, that further to a conversation I had with Environmental Health, these proposed conditions were agreed before the end of the public consultation period. That seems to me to be unfair and undemocratic.

During that telephone conversation, I requested that a further condition be considered to prohibit the live-streamed events, such as football, in the garden, but was informed by the Environmental Health Officer that 'that moment had passed'. Again I consider this to be unfair and undemocratic.

I would like this information to be drawn to the attention of the licensing committee.

Many thanks.

Columba Cook

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Subject: THE RAILWAY HOTEL - INVITATION TO MEETING WITH OPERATOR

Good afternoon

By way of introduction I am instructed by Punch Taverns Limited (**PTL**) in relation to the application for variation of the premises licence and will be presenting the case for PTL at the hearing on the 28 April. I am contacting you as you have made a representation in opposition to the variation application I thought that it would be helpful if I were to set out the background to the application, including an outline of the current licence, and to invite you to a meeting with the operator to discuss not only the application but also some of the issues that you have raised in your representation.

Current Premises Licence

The premise licence which is held by PTL currently authorises the premises to sell alcohol from 1000 to 0100 on each day of the week.

The current application does not seek to vary these hours, or indeed the current permitted opening hours, or hours for the provision of recorded or live music.

There are currently no restrictions on the licence about the times or days of the week that the pub garden can be used by members of the public.

Application for Variation

The application before the Committee is simply to seek approval of the installation of an external bar in the garden (in what was previously an outside toilet block). The provision of the external bar will not only assist with customer flow but provide a permanent staff presence in the garden when the bar is in use to supervise and monitor customer behaviour in that area.

When the application was submitted PTL offered three conditions in connection with the use of the outside bar as set out below:

1. The external bar servery will operate for the sale and supply of alcohol from 11:00h until 23:00h on any day **as amended by the condition 2 agreed with the EHO (see below)**
2. When the sale of alcohol takes place within external area, regular checks of the garden will include the removal of empty glasses and bottles.
3. Whenever the external area is used for licensable activities, a sufficient number of staff members, which will be determined on a risk assessed basis, will operate, monitor and supervise the area for customer behaviour and to monitor noise levels.
4. The external area will remain open for customers for the consumption of food/drink only once the external bar servery has closed, until the terminal hour for licensable activities for the premises, with staff making regular checks during this time.

During the course of the application process we entered in to discussions with both the Police and the EHO from the council and have agreed that, in the event that the application is granted, the following additional conditions will be attached to the licence:

CONDITIONS AGREED WITH THE POLICE

1. CCTV to cover the garden, to include all entry and exit points enabling frontal identification of every person entering in any light condition.
2. The garden gate will be viewed by two cameras during licensing hours and will be regularly checked by staff and management.
3. The CCTV system shall continually record and cover areas where alcohol is kept for selection, purchase and consumption by the public, whilst the premises is open for licensable activities. It shall operate during all times when customers remain on the premises. All recordings shall be stored for a minimum period of 31 days with correct date and time stamping. Recordings shall be made available immediately upon the request of Police or an authorised officer of the council throughout the preceding 31 day period.
4. Whenever there are customers in the external area, a sufficient number of staff members, which will be determined on a risk assessed basis, to operate, monitor and supervise the area for customer behaviour and to monitor noise levels. Risk assessments will also be conducted at the request of the police in respect of any other event scheduled to take place at the premises. Copies of all risk assessments shall be retained on the premises

for a minimum period of 6 months and shall be made available for inspection by police and other authorised officers on request

CONDITIONS AGREED WITH THE EHO

1. There shall be no amplified live or recorded music outside in garden area after 2300.
2. The outside bar will be closed at 22:30h. The garden will be empty of customers at 23:00h.
Patrons are permitted to temporarily use the garden after 23:00h e.g. to smoke or to make a telephone call; shall not be permitted to take drinks or glass containers with them. This shall be limited to a maximum of 8 persons at any one time.
3. 28 days before any event involving live or recorded amplified music in the garden area, a written Noise Management Plan shall be submitted and agreed in writing with the licensing authority.
4. A direct telephone number for the manager at the premises shall be publicly available at all times the premises is open. This telephone number is to be made available to residents and businesses in the vicinity.
5. No noise generated on the premises, or by its associated plant or equipment, shall which gives rise to a nuisance.

The addition of these conditions to the licence not only place additional obligations on the operator of the premises over the way in which the garden is supervised (not only in person but through the provision of additional CCTV) but also restrict the use of the external bar to shorter hours than had been proposed with the application and further restrict the hours during which the garden itself can be used by members of the public.

Neither the police nor the EHO have made representations to the application.

In summary, if the application is granted, the use of the garden in the future will be more restrictive than is currently the case, and indeed more restricted than was proposed when the application was submitted.

Meeting

My client has read your letter of representation and would welcome the opportunity of meeting with you (and those other residents who have made representations to the application) and to discuss the application and also the concerns that you have raised.

My client has suggested that a meeting be held on one of the following days

- Tuesday 19 April at 6pm
- Thursday 21 April at 6pm

If you could please let me know and I can set up a TEAMS call for those who are able to attend. If these dates are not convenient to you then my client is more than happy that you contact the operator Austyn Greenfield on therailwaychristchurch@gmail.com and arrange an alternative time to speak to him.

I look forward to hearing from you.

With best wishes

Ewen Macgregor
Partner
For TLT LLP
D: +44 333 006 1251

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www.tltsolicitors

The Ministry of Justice has confirmed that Outdoor weddings at licensed venues in England and Wales will be legalised permanently

Read the Ministry of Justice Announcement [here](#). The timetable for this change will be announced in due course

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From: [REDACTED]
To: [Tania Jardim](#)
Subject: Re: THE RAILWAY HOTEL CHRISTCHURCH - OFFER TO RESIDENTS TO ATTEND MEDIATION MEETING
Date: 13 April 2022 09:33:31
Attachments: [image002.png](#)
[mime-attachment.msg](#)

Hi Tania,

My only objection to this is the amplified music outside until 11pm on weekdays. This is a residential area and not in the centre of town. I would find 22:00 hours more acceptable, as I'm sure my neighbours would. I can't leave my windows open due to the noise from the pub and have already replaced my single glazed sash windows due to noise, which cost me £11k.

I don't think it's acceptable that working people should be disturbed until 11pm. In the 12 years that I've lived off of Stour Road, it has only been since lockdown that there has been an increase in volume from the pub.

Please consider this.

Kind regards,

[REDACTED]

Sent from my iPhone

On 13 Apr 2022, at 08:45, Tania Jardim <taniam.jardim@bcpcouncil.gov.uk> wrote:

Good morning,

Further to previous correspondence, please find attached an email the solicitor representing the applicant has request I forward on to yourselves.

The Solicitor's and applicants are keen to discuss any of your concerns.

Regards

[BCP Council Privacy Statement During COVID-19](#)



Tania Jardim
Licensing Officer
Communities

T. 01202 123789

licensing@bcpcouncil.gov.uk

bcpcouncil.gov.uk

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