

Notice of Licensing Sub-Committee

Date: Tuesday, 17 June 2025 at 10.00 am

Venue: HMS Phoebe, BCP Civic Centre, Bournemouth BH2 6DY



Membership:

Cllr D A Flagg

Cllr P Sidaway

Cllr L Williams

Reserves:

Cllr A Chapmanlaw (1)

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?MId=5870>

If you would like any further information on the items to be considered at the meeting please contact: Michelle Cutler 01202 128581 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

9 June 2025

**DEBATE
NOT HATE**



Available online and
on the Mod.gov app



Maintaining and promoting high standards of conduct

Declaring interests at meetings

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

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



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
(janie.berry@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 Licensing Hearings

5 - 10

The protocol for public speaking at Licensing Sub Committee hearings is included with the agenda sheet for noting.

5. Exclusion of Press and Public

In relation to the items of business appearing below, the Committee is asked to consider the following resolution: -

‘That under Section 100(A)(4) of the Local Government Act 1972, the public be excluded from the meeting for the following items of business on the grounds that they involve the likely disclosure of exempt information as defined in Paragraphs 1 and 2 in Part I of Schedule 12A of the Act and that the public interest in withholding the information outweighs such interest in disclosing the information.’

6. New Driver Application

11 - 42

To consider the suitability of a new driver applicant to become a licenced driver.

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

The Meeting will resume in public session for the following item of business

7. Christchurch Harbour Kitchen, Mundeford Sandbank, BH6 4EW

43 - 94

The premises known as ‘Christchurch Harbour Kitchen Ltd’ have applied for a premises licence to permit recorded music and the supply of alcohol.

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 SPEAKING

1. Introduction

- 1.1 This protocol for public speaking applies to Licensing Committee and Sub Committee hearings in relation to matters including the licensing of alcohol, regulated entertainment, late night refreshment, gambling, sex establishments and hackney carriage and private hire drivers, vehicles and operators, as set out in Part 3.3 of the Council's Constitution.
- 1.2 These matters are considered in accordance with relevant legislation and associated regulations including the Licensing Act 2003 (as amended by the Police Reform and Social Responsibility Act 2011), the Gambling Act 2005, Part II and Schedule 3 of the Local Government (Miscellaneous Provisions) Act 1982 (as amended by Section 27 of the Policing and Crime Act 2009) and the Local Government (Miscellaneous Provisions) Act 1976.

2. Conduct of Hearings

- 2.1 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, etc.
- 2.2 Chair asks everyone present to introduce themselves and state their role.
- 2.3 Chair checks that all persons who have given notice of their intention to speak and any person who wishes to withdraw a representation or wishes not to speak have been identified.
- 2.4 Chair explains proposed procedure and order of speaking for hearing as set out in Appendix A or B of this protocol as appropriate. All parties confirm agreement or make representations on procedure proposed.
- 2.5 Licensing Officer's report is presented.
- 2.6 Parties speak in the order agreed.
- 2.7 With the exception of hackney carriage and private hire hearings, 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 additional 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.

- 2.8 Members of the Licensing Committee or Sub Committee may ask questions after each party has spoken and once all parties have spoken. Parties will be allowed to ask questions through the Chair.
- 2.9 Once all parties have been heard, the parties will be given the opportunity to sum up. Party who spoke first to go last. The hearing will then conclude.
- 2.10 Members will deliberate in private with the clerk and legal representative as appropriate present.
- 2.11 The decision will be taken by the Committee and notification of the decision will be given as follows:
 - 2.11.1 For Licensing Act 2003 and Gambling Act 2005 hearings, determination must be 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 relevant Regulations, unless otherwise specified (for example, the issuing of a counter notice following objection to a TEN, in which case the determination must be at the conclusion of the hearing).
 - 2.11.2 For Sex Establishment and other hearings, where possible determination will be within the period of five working days beginning with the day or the last day on which the hearing was held.
 - 2.11.3 For Hackney Carriage and Private Hire hearings, notification of the decision will be given at the conclusion of the hearing, followed by a written decision letter where possible within the period of five working days beginning with the day or the last day on which the hearing was held.
- 2.12 Notification of the decision will include information for all parties of any right of appeal as appropriate.

3 General points

- 3.1 Hearings convened under the Licensing Act 2003 and the Gambling Act 2005 and associated regulations may be held remotely as required, if the Chairman agrees it is expedient to do so in the circumstances.
- 3.2 The hearing may be adjourned at any time at the discretion of the Members.
- 3.3 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.
- 3.4 The Sub Committee may decide to conduct all or part of a hearing in non-public session in accordance with the relevant Regulations and/or where exempt information is likely to be disclosed.

- 3.5 The Chair may exclude any person from a hearing for being disruptive.
- 3.6 Meetings of the Licensing Committee in public session are recorded by the Council for live and subsequent broadcast on its website.
- 3.7 The hearing will take the form of a discussion.
- 3.8 Only persons (or their representatives) who have made an application, are subject to an application or have submitted a written representation or objection to the Licensing Authority under the relevant Act are permitted to speak at the hearing.
- 3.9 Any further information to support an application, representation, objection or notice (as applicable) can be submitted before the hearing. It may only be submitted at the hearing with the consent of all parties in accordance with any relevant Regulations. Wherever possible the Licensing Authority encourages parties to submit information at the earliest opportunity to allow sufficient time for this to be considered before the hearing and avoid the need for adjournment.
- 3.10 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.
- 3.11 For other matters which are the responsibility of the Licensing Committee and not included in this protocol, the Meeting Procedure Rules in Part 4D of the Council's Constitution in relation to public questions, statements and petitions shall apply. This includes such matters as making recommendations on relevant licensing policies, approving the level of fees charged by the Council, and making decisions on tariffs charged by the Public Carriage Trade.
- 3.12 The Council's Constitution can be accessed using the following link:
<https://democracy.bcpccouncil.gov.uk/ieListMeetings.aspx?CommitteeID=151&Info=1&bcr=1>

For further information please contact democratic.services@bcpcouncil.gov.uk

Appendix A

Proposed procedure and order of speaking for hearings (other than hackney carriage and private hire hearings)

1. The Licensing Officer presents report.
2. Questions of the Licensing Officer on their report. Members of the Sub-Committee to go first, then the applicant/licence holder.
3. Applicant will make their Application.
4. Questions of the Applicant by all parties, Members of the Committee/Sub-Committee to go first.
5. Responsible Authorities and Other Persons will make their representations.
6. Questions of the Responsible Authorities and Other Persons. Members of the Committee/Sub-Committee to go first.
7. All parties will be given an opportunity to sum up (with the party who spoke last to go first). The hearing will then conclude.
8. 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).
9. Notification of the Sub Committee's decision will be given in accordance with the requirements of the Licensing Act and Gambling Act regulations. For other hearings, where possible determination will be within the period of five working days beginning with the day or the last day on which the hearing was held.
10. The notification of decision will include information about the right of appeal as appropriate.

Appendix B

Proposed procedure and order of speaking for Hackney Carriage and Private Hire hearings

1. The Licensing Officer presents their report.
2. Questions of the Licensing Officer on their report. Members of the Sub-Committee to go first, then the applicant/licence holder.
3. Applicant/licence holder presents their case.
4. Questions of the applicant/licence holder by all parties, Members of the Committee/Sub-Committee to go first.
5. All parties will be given an opportunity to sum up (with the party who spoke last to go first). The Hearing will then conclude.
6. Sub-Committee will deliberate in private with Legal Adviser and Clerk present. (Councillors new to Licensing may observe deliberations but will not take part in the decision making).
7. Notification of the decision will be given following deliberations at the conclusion of the hearing, to be followed by a written decision letter where possible within the period of five working days beginning with the day or the last day on which the hearing was held.
8. The Legal Adviser will advise parties of any right of appeal as appropriate at the conclusion of the Hearing. Information about the right of appeal as appropriate will also be included in the written decision letter.

Adopted by the Licensing Committee on 7.12.23

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LICENSING SUB-COMMITTEE



Report subject	Consideration of the suitability of a new driver applicant to become a licenced driver.
Meeting date	17 June 2025
Status	Public Report with Exempt Appendices
Executive summary	<p>The Taxi Licensing Authority received a New Driver Application on the 31 March 2025 via our online facility.</p> <p>This applicant previously held a Public Carriage Licence with BCP Council, until September 2023. During an investigation into the fitness of the applicant at the time, their licence was surrendered before the investigation could be concluded.</p>
Recommendations	<p>It is RECOMMENDED that:</p> <p>The Licensing Sub-Committee determine whether the driver is considered to be 'fit and proper' to hold Hackney Carriage and/or Private Hire driver licence.</p> <p>The following options are available: -</p> <ul style="list-style-type: none"> a) If deemed fit and proper the application can continue b) If not deemed fit and proper the application will be refused. <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>Section 51(1) and 59(1) of the Local Government (Miscellaneous Provisions) Act 1976, provides that a district council shall not grant a licence – unless they are satisfied that the applicant is a fit and proper person to hold a driver's licence.</p> <p>The Council's Constitution sets out the responsibility of functions to the Licensing Committee and to officers. The Licensing Committee has further delegated decisions relating to public carriage licensing matters to Licensing Sub-Committee.</p> <p>Section 7.1 of the Hackney Carriage and Private Hire Driver Policy</p>

	<p>2021 - 2025 states anyone wishing to make an application must prove to BCP Council that they are fit and proper to be issued with such a driver's licence.</p> <p>Section 7.10 states applications will be assessed with reference to the 'Fit and Proper' criteria as set out in Chapter 8. If you are deemed not to meet the criteria your application will be rejected</p>
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Portfolio Holder(s):	Councillor Kieron Wilson – Portfolio Holder for Housing and Regulatory Services
Corporate Director	Graham Farrant – Chief Executive
Report Authors	Michelle Fletcher – Licensing Officer
Wards	Council-wide
Classification	For Decision

Background

1. The Licensing Team received an application for a New Public Carriage Driver's Licence on the 31 March 2025 via our online facility. Appendix 1
2. This applicant previously held a Public Carriage Licence with BCP Council.
3. When previously licenced by BCP Council the applicant was subject to an investigation following reported safeguarding concerns.
4. Before the investigation was concluded the applicant surrendered their public carriage Licence.
5. Appendix 2 contains full details of the driver history and actions taken in relation to the reported safeguarding concern.
6. Appendix 3 contains a statement relating to the safeguarding concern
7. Appendix 4 shows communication between the applicant and the Licensing Manager in 2024.
8. Appendix 5 contains a history of the correspondence sent from the applicant to the licensing team.

Test of Fit and Proper Person

9. 'Fit and proper person' is a phrase that occurs in legislation but there is no judicially approved definition or test of fitness. In the absence of such a test, the Licensing Sub-Committee must look at the whole of a person's character before determining their suitability to hold a licence.
10. The BCP Council Hackney Carriage and Private Hire Driver Policy 2021-2025, Chapter 8 sets the Fit and Proper Person test and in particular

8.2 Passengers are potentially vulnerable when being transported due to; their age, unaccompanied children, people with a disability, those who may have consumed excessive quantities of alcohol, lone people and overseas' visitors or tourists to the area.

8.3 The Licensing Authority has a duty to take a robust stance in ensuring that applicants and licence holders are and remain 'fit and proper' to hold a licence at all times.

8.10 In essence a 'fit and proper' person;

should be honest, trustworthy and have integrity, as they have access to a large amount of personal information that could be misused with significant opportunity to defraud passengers in drink or under the influence of drugs, ***the vulnerable*** or overseas passengers, or to steal property left in their vehicles.

8.12 The Licensing Authority will consider all information provided to it from sources such as the Police, Children and Adults Safeguarding Boards, Passenger Services and other statutory agencies.

8.13 The Licensing Authority will consider all criminal history, ***unacceptable behaviour and conduct, irrespective of whether the specific history, behaviour or conduct occurred whilst drivers were directly engaged in Private Hire or Hackney Carriage work at the time or whether they occurred during the driver's own personal time.***

11. Members are also asked to consider the guidance within the Statutory Taxi and Private Hire Vehicle Standards issued by the Department for Transport which was updated in November in 2022. Paragraph 3 states:-

The primary and overriding objective of licensing (the taxi and PHV trade) must be to protect the public. The importance of ensuring that the licensing regime protects the vulnerable cannot be overestimated

12. Chapter 5 sets out guidance for decision makers. Particularly paragraphs 5.4 to 5.6 state

Licensing authorities have a duty to ensure that any person to whom they grant a taxi or private hire vehicle driver's licence is a fit and proper person to be a licensee. It may be helpful when considering whether an applicant or licensee is fit and proper to pose oneself the following question:

Without any prejudice, and based on the information before you, would you allow a person for whom you care, regardless of their condition, to travel alone in a vehicle driven by this person at any time of day or night?

If, on the balance of probabilities, the answer to the question is no, the individual should not hold a licence.

Licensing authorities have to make difficult decisions but (subject to the [General principles](#)) the safeguarding of the public is paramount. All decisions on the suitability of an applicant or licensee should be made on the balance of probability. This means that an applicant or licensee should not be given the benefit of doubt. If the committee or delegated officer is only 50/50 as to whether the applicant or licensee is fit and proper, they should not hold a licence. The threshold used here is lower than for a criminal conviction (that being beyond reasonable doubt) and can take into consideration conduct that has not resulted in a criminal conviction.

13. The Institute of Licensing Suitability Guidance published in November 2024 Chapter 3 states that taxi and private hire vehicles are used regularly particularly by vulnerable groups such as children, elderly,,,,, and a taxi or private hire driver has significant power over a passenger who places themselves and their personal safety completely in the drivers hands.

14. Members should apply the requirements of the BCP Taxi and Private Hire Driver's Policy and this guidance when considering whether this applicant is a fit and proper person to hold a public carriage driver's licence

Options Appraisal

15. Members are asked to consider all the information provided and then take one of the following options:
- a) If deemed fit and proper the application can continue
 - b) If not deemed fit and proper the application will be refused.

Summary of financial implications

16. There are no financial implications arising from this report.

Summary of legal implications

17. Anyone aggrieved by a decision has the right of 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

18. There are no human resources implications arising from this report.

Summary of sustainability impact

19. There are no sustainability implications arising from this report

Summary of public health implications

20. There are no public health implications arising from this report.

Summary of equality implications

21. There are no equality implications arising from this report.

Summary of risk assessment

22. There are no risk assessment implications arising from this report.

Background papers

BCP Council's Hackney Carriage and Private Hire Driver Policy (2021-2025)

[Taxi-and-Private-Hire-Drivers-Policy](#)

BCP Council Hackney Carriage and Private Hire Vehicle Policy (2021-2025)

[BCP-Hackney-Carriage-and-Private-Hire-Vehicle-Policy](#)

Local Government (Miscellaneous Provisions) Act 1976 [Local Government \(Miscellaneous Provisions\) Act 1976](#)

Institute of Licensing Guidance on determining the suitability of applicants and licensees in the hackney and private hire trades

[Publications - Institute of Licensing \(IoL\)](#)

Department of Transport Statutory taxi and Private Hire Vehicle Standards July 2020 updated in November 2022

[Statutory taxi and private hire vehicle standards - GOV.UK](#)

Appendices

Appendix 1 - Driver Application

Appendix 2 – Driver History and actions taken

Appendix 3 - Statement in relation to reported safeguarding concern

Appendix 4 – Correspondence between applicant and Licensing Manager

Appendix 5 – Correspondence from applicant

By virtue of paragraph(s) 1,2 of Part 1 of Schedule 12A
of the Local Government Act 1972.

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LICENSING SUB-COMMITTEE



Report subject	New Application for Christchurch Harbour Kitchen, Mudeford Sandbank, BH6 4EW
Meeting date	17 June 2025
Status	Public Report
Executive summary	<p>Christchurch Harbour Kitchen Ltd have applied for a premises licence to permit recorded music and the supply of alcohol.</p> <p>The application received 37 representations from other persons.</p> <p>Dorset Police and Environmental Health mediated with the applicant and have agreed additional conditions.</p>
Recommendations	<p>It is RECOMMENDED that:</p> <p>Members consider the following options:-</p> <p>a) Grant the application for a premises licence as made; or b) Refuse the application for a premises licence; or 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 has received 37 representations from other persons on the grounds that to grant the application will undermine the licensing objectives of the prevention of crime and disorder, prevention of public nuisance, public safety and the protection of children from harm.</p> <p>The licensing authority may only consider aspects relevant to the application that have been raised in the representations.</p> <p>Where representations have been received in relation to an application by 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 Consultation states that these applications should be dealt with by the Licensing Sub-Committee.</p>

Portfolio Holder(s):	Councillor Kieron Wilson – Portfolio Holder for Housing and Regulatory Services
Corporate Director	Graham Farrant – Chief Executive
Report Authors	Sarah Rogers – Principal Licensing Officer
Wards	East Southbourne & Tuckton
Classification	For Decision

Background

1. An application for a premises licence under Section 17 of the Licensing Act 2003 was received by the licensing authority on 25 April 2025. The application included the licensable activities and times as follows:-

Recorded Music (indoors and outdoors) Monday to Sunday – 08:00 to 23:00

Supply of Alcohol (on and off the premises) Monday to Sunday – 11:00 to 23:00

2. A copy of the application and supporting documentation is attached at Appendix 1.
3. The premises are not a permanent structure but propose to moor up on land, at the same location, identified on the location plan as attached at Appendix 2.
4. The premises are described as a “bespoke designed floating restaurant which has been engineered and designed to accommodate a kitchen and dining area”.

Consultation

5. The application was served on all responsible authorities and the applicant confirmed that the statutory newspaper and site notices had been dealt with in accordance with the licensing regulations.
6. The licensing authority has received 37 representations from other persons on the grounds that to grant the application will undermine the four licensing objectives. A copy of the representations is attached at Appendix 3.
7. Dorset Police mediated conditions with the applicant and agreed a revised terminal hour for the sale of alcohol of 22:30, to enable a 30-minute drinking-up time. The applicant also agreed that alcohol shall be ancillary to food.
8. Environmental Health agreed 2 further conditions with the applicant to uphold the prevention of public nuisance licensing objective.
9. A copy of the agreed conditions is attached at Appendix 4.
10. No other representations were received from any of the other responsible authorities.
11. Christchurch Town Council held an Extraordinary Planning and Regulatory Committee on 7 May 2025 to discuss the application. Although there were some concerns they decided to make no representation to the application.

Options Appraisal

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

- The representation made by 37 other persons.
- The submissions made by or on behalf of the applicant and conditions agreed with Dorset Police and Environmental Health.
- The relevant licensing objectives, namely the prevention of crime and disorder, the prevention of public nuisance, public safety and the protection of children from harm.
- The Licensing Act 2003, Regulations, Section 182 Guidance and the Council's Statement of Licensing Policy.

Summary of financial implications

13. An appeal may be made against the decision of the Sub-Committee by the applicant or any party making a representation to the Magistrates' Court which could have a financial impact on the Council.

Summary of legal implications

14. If Members decide to refuse the application or impose conditions on the licence which the applicant or other person do not agree to, the applicant or such other person 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

15. There are no human resources implications.

Summary of sustainability impact

16. There are no sustainability impact implications.

Summary of public health implications

17. There are no public health implications.

Summary of equality implications

18. There are no equality implications.

Summary of risk assessment

19. There is no requirement for a risk assessment.

Background papers

BCP Council – Statement of Licensing Policy

[SOLP-2020-2025](#)

Hearing Regulations

[The Licensing Act 2003 \(Premises licences and club premises certificates\) Regulations 2005](#)

Guidance issued under Section 182 of the Licensing Act 2003 (February 2025)

[Revised guidance issued under section 182 of Licensing Act 2003 - GOV.UK](#)

Appendices

1. Copy Application and Supporting Documents
2. Location Plan
3. Representations
4. Agreed Conditions with Dorset Police and Environmental Health

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 Christchurch Harbour Kitchen Ltd

(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 (what3words) else.harp.learns			
Post town		Postcode	

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

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 | <input checked="" type="checkbox"/> | please complete section (B) |
| ii as a partnership (other than limited liability) | <input type="checkbox"/> | please complete section (B) |
| iii as an unincorporated association or | <input type="checkbox"/> | please complete section (B) |
| iv other (for example a statutory corporation) | <input type="checkbox"/> | please complete section (B) |
| c) a recognised club | <input type="checkbox"/> | please complete section (B) |
| d) a charity | <input type="checkbox"/> | please complete section (B) |

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

* If you are applying as a person described in (a) or (b) please confirm (by ticking yes to one box below):

I am carrying on or proposing to carry on a business which involves the use of the premises for licensable activities; or ☒

I am making the application pursuant to a

statutory function or ☐

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

(A) INDIVIDUAL APPLICANTS (fill in as applicable)

Mr <input type="checkbox"/>	Mrs <input type="checkbox"/>	Miss <input 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	Christchurch Harbour Kitchen Ltd
Address	4 Grand Cinema Buildings, Poole Road, Bournemouth, Dorset, BH4 9DW
Registered number (where applicable)	16259213
Description of applicant (for example, partnership, company, unincorporated association etc.)	Limited Company

Telephone number (if any)
E-mail address (optional) christchurchharbourkitchen@gmail.com

Part 3 Operating Schedule

When do you want the premises licence to start?

DD	MM	YYYY
1	6	0 5 2 0 2 5

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 premises is a Bespoke Designed floating restaurant which has been engineered and designed to accommodate a kitchen and dinning area. There is a kitchen in the centre, which has tables with chairs either side. It has 2 serving hatches from the kitchen for serving food and drink to eat in or takeaway. There are railings all the way round the vessel for safety. CCTV for security, notices for age restriction, signage for customers to leave premises quietly. We are temporary motorised facility that will pitch up at designated area daily and then move to our mooring in the evening. the designated area will then become vacant. With the premises being a motorised vessel we are able to leave and return to same location

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

n/a

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

F

Recorded music Standard days and timings (please read guidance note 7)			<u>Will the playing of recorded music take place indoors or outdoors or both – please tick</u> (please read guidance note 3)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input checked="" type="checkbox"/>
Day	Start	Finish	<u>Please give further details here</u> (please read guidance note 4)		
Mon	08.00	23.00			
Tue	08.00	23.00			
Wed	08.00	23.00	<u>State any seasonal variations for the playing of recorded music</u> (please read guidance note 5)		
Thur	08.00	23.00			
Fri	08.00	23.00			
Sat	08.00	23.00	<u>Non standard timings. Where you intend to use the premises for the playing of recorded music at different times to those listed in the column on the left, please list</u> (please read guidance note 6)		
Sun	08.00	23.00			

J

Supply of alcohol Standard days and timings (please read guidance note 7)			<u>Will the supply of alcohol be for consumption – please tick</u> (please read guidance note 8)	On the premises	<input type="checkbox"/>
				Off the premises	<input type="checkbox"/>
				Both	<input checked="" type="checkbox"/>
Day	Start	Finish	<u>State any seasonal variations for the supply of alcohol</u> (please read guidance note 5)		
Mon	11.00	23.00			
Tue	11.00	23.00			
Wed	11.00	23.00			
Thur	11.00	23.00			
Fri	11.00	23.00			
Sat	11.00	23.00			
Sun	11.00	23.00	<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 6)		

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	Virginia Hazell-Trickett
Date of birth	
Address	
Postcode	
Personal licence number (if known)	tba
Issuing licensing authority (if known)	tba

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).

N/A

Suitable for all the family

L

Hours premises are open to the public Standard days and timings (please read guidance note 7)			State any seasonal variations (please read guidance note 5)
Day	Start	Finish	
Mon	08.00	23.00	
Tue	08.00	23.00	
Wed	08.00	23.00	
Thur	08.00	23.00	
Fri	08.00	23.00	
Sat	08.00	23.00	
Sun	08.00	23.00	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 6)

M

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

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

Training staff in responsible alcohol service and conflict resolution.

Installing CCTV for security and maintaining footage for police if needed.

Ensuring clear policies are in place and regularly updated.

b) The prevention of crime and disorder

Implementing ID checks to prevent underage sales.

Refusing service to intoxicated or disorderly individuals.

Criminal nature will be reported to the police

CCTV Coverage will be used - coverage of entrance and exit and at the bar

Provide good quality images with dates and times

Have signage displayed in customers area to advise CCTV in operation

c) Public safety

Ensuring first aid kits are available on-site.

Conducting regular risk assessments and safety checks.

Fire extinguishers, fire blanket, Fire exit signs

Preventing overcrowding by managing capacity limits effectively.

Railings, anti slip flooring, signage for wet floor

d) The prevention of public nuisance

Controlling noise levels

Managing outdoor seating.

Ensuring waste disposal procedures keep the area clean.

e) The protection of children from harm

Implementing age restrictions for alcohol sales.

Training staff to challenge underage sales and recognize safeguarding concerns.

Photographic ID such as proof of age card, driving license or passport will be asked for anyone who appears to be under age 25

All staff will be trained for underage sales prevention regularly

Checklist:**Please tick to indicate agreement**

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

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

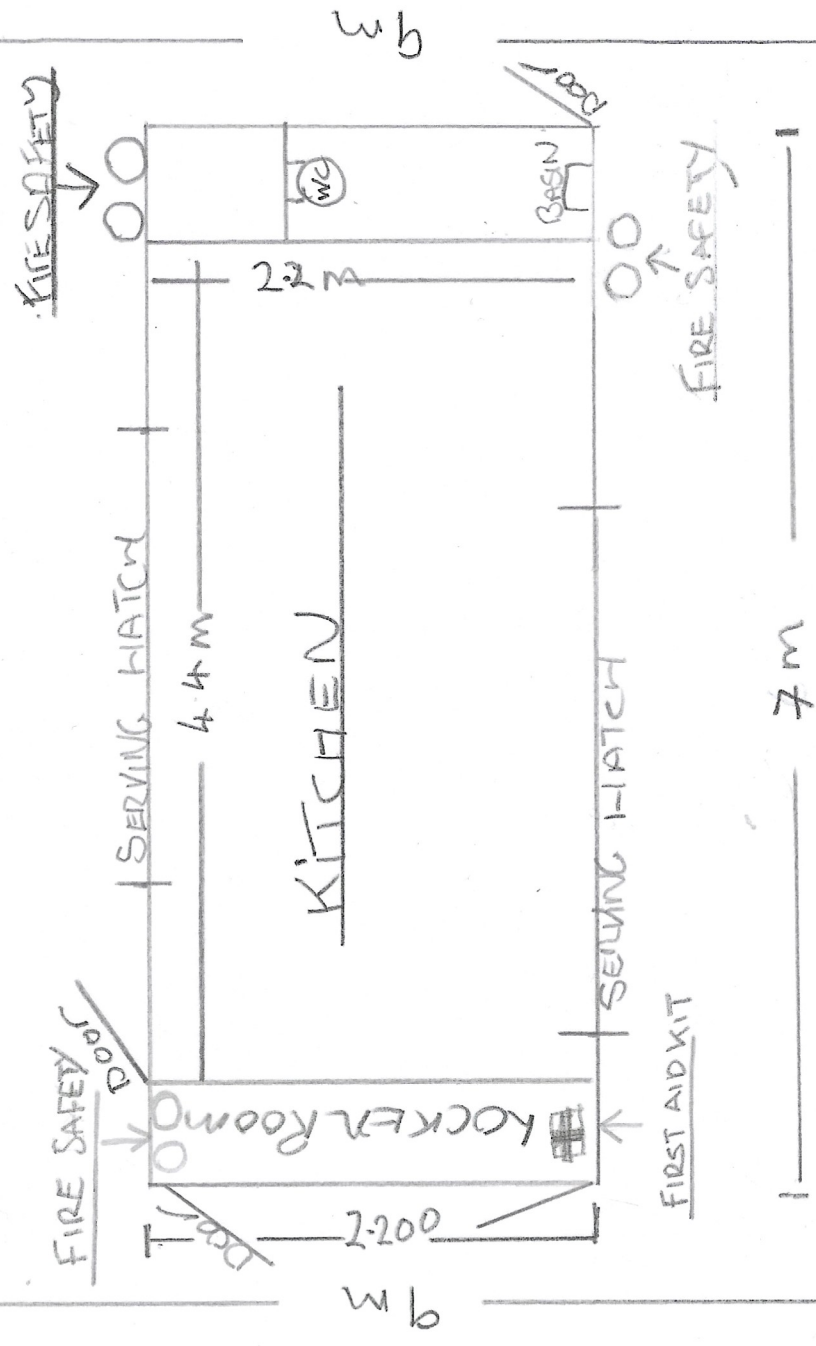
IT IS AN OFFENCE UNDER SECTION 24B OF THE IMMIGRATION ACT 1971 FOR A PERSON TO WORK WHEN THEY KNOW, OR HAVE REASONABLE CAUSE TO BELIEVE, THAT THEY ARE DISQUALIFIED FROM DOING SO BY REASON OF THEIR IMMIGRATION STATUS. THOSE WHO EMPLOY AN ADULT WITHOUT LEAVE OR WHO IS SUBJECT TO CONDITIONS AS TO EMPLOYMENT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

Part 4 – Signatures (please read guidance note 11)

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

Declaration	<ul style="list-style-type: none">• [Applicable to individual applicants only, including those in a partnership which is not a limited liability partnership] I understand I am not entitled to be issued with a licence if I do not have the 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 her
--------------------	---

LIFE BUOY
9m



9m
LIFE BUOY
9m

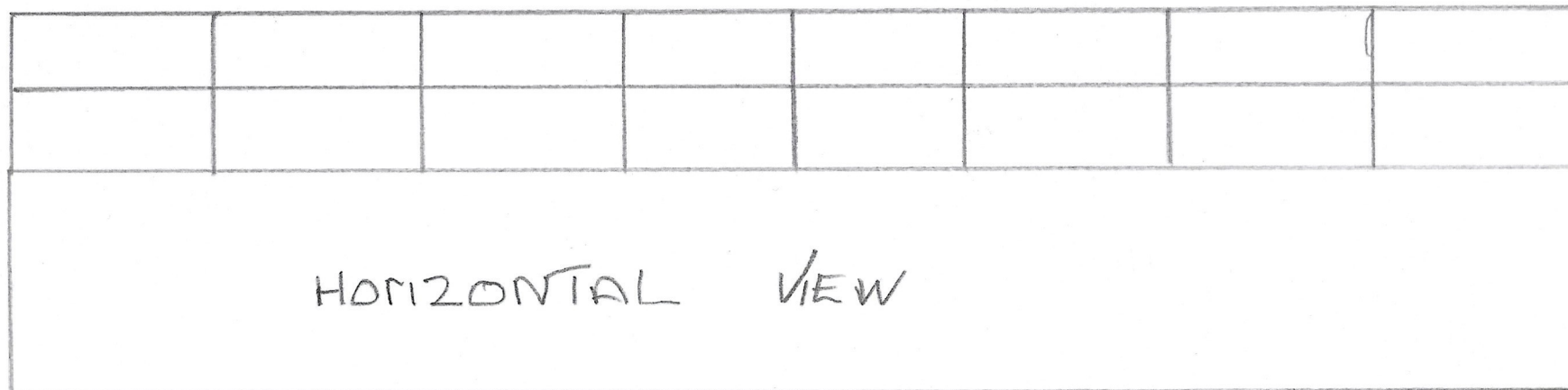
6m WALK ON AND
OFF GANTRY
WITH FULL HAND RAILS

NOTE: ALL AROUND
CRAFT ARE RAININGS
WITH WIND DEFLECTION.

WC SIZE 1 METRE X 1.300

LIFE BUOY RINGS ONE
EACH SIDE

GUARD RAIL ALL THE WAY ROUND
1 METRE HIGH



Details on the proposed layout

- (a) 9m x 9m
- (b) 6m Gantry at the front of the premises with full handrails either side
- (c) Please see detail (b)
- (d) Please see detail (b)
- (e) there are no fixed structures
- (f) No stage or raised area
- (g) there are no steps, stairs, elevators or lifts
- (h) Location of W/C is to the back of premises – size 1m x 1.3m see diagram
- (i) Fire extinguishers mixed foam and water as demonstrated (fire safety) outer walls of kitchen plus inside. As the craft will not be moving there will be life buoys on both sides of the craft attached to the surrounding railings. First aid box kept in locker room
- (j) The kitchen is at the centre of the craft which is 9m x 9m with the kitchen measuring 7m x 2.5m overall

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Notes

Location of Christchurch Harbour kitchen Ltd



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CHRISTCHURCH HARBOUR KITCHEN
APPLICATION FOR NEW PREMISES LICENCE

REPRESENTATIONS RECEIVED

1. 28.04.28

I am writing to voice my objection to the above licensing application by Christchurch Harbour Kitchen.

My objections are rational and based on the following:

1. The applicant is applying for music from 0800 until 2300 on a quiet, peaceful river and harbour. This will destroy the idyll of the environment and both the peace of the resident wildlife, local people and visitors alike.
2. The supply of alcohol from 1100 until 2300 both on and off sales. The consequences of this are disastrous. The patrons of the kitchen whilst on the vessel have no regulation of their alcohol consumption or anywhere to defecate. I believe this will lead to excessive inebriation on a vessel on the water and further pollution to an already polluted harbour from defecating overboard. Danger to life is possible from intoxication and the possibility of falling in the water which could lead to fatalities and a drain on emergency services. The provision of off sales will encourage users of all types of boating vessels to purchase and consume alcohol on the water which can and will undoubtedly lead to accidents, pollution and potential loss of life and again a drain on emergency services.

I find it hard to understand how such a business can be allowed to even apply for a licence for such a venture and urge you wholeheartedly as a local resident and boat user of both the river, harbour and harbour entrance to reject emphatically.

2. 27.04.25

I would like to strongly object to the License Application for Christchurch Harbour Kitchen (floating restaurant with kitchen and dining area), they are proposing to license the area directly in front of the Beach House (what3words = else.harp.learns) which is run under a council lease with restrictions on Music and alcohol.

The water here doesn't offer any safety for boarding a vessel, and with the Mudeford Ferry going past regularly this risks clogging it's route or endangering the beach users on the harbour side. At low tide there isn't enough depth for a vessel in the location provided and presumably it would end up prowling the harbour, not to mention there are no public jetty's for boarding in the area so their customers would have to swim to and from or they'd be operating an unlicensed tender service.

At the Beach House we work diligently to maintain harmony with the different vested interests at Hengistbury Head, and appreciate the high level of opposition to over commercialisation of the area.

Combined with the poor safety mix of alcohol and the sea we cannot see any way in which this proposal is suited to the location.

3. 28.04.25

I would very strongly like to object to this as a very local resident....I'm on Waterside..the sound travels across water and having people drinking till 11pm at night is a terrible idea. Some of us have to work and get up early. Having noise pollution is bad.

It seems this cafe/restaurant just wants to spoil a beautiful place in this world. If it's not building an oversized restaurant it's having one on floats.

I say NO.

Also received from #3

Reasons for Representation. Please, give information under the relevant Licensing Objective. (Please note you are not required to complete all the boxes unless you feel it is relevant.)	
The Prevention of Crime and Disorder:	even if recorded request is for music from 8am till 11pm. This will result in noise pollution ALL day for residents up or next the harbour as sound travels across water
The Prevention of Public Nuisance:	Noise is a public nuisance, as a harbourside resident I will not be able to get away from this nuisance. It will ruin my peace and home life. will not be able to open doors + windows because of "tiny" music. What happened to mudford spit being a preservation area, rather than a night club.
Public Safety:	Very early.
The Protection of Children from Harm:	

4. 28.04.25

I write to provide my comments/concerns regarding the application above. We own/licence a beach hut on Mudford sandbank.

As you will know, Mudford Sandbank and the surrounding area is a site of special scientific interest, it has protected areas (and for nesting birds and and natterjack toads) and is a conservation area.

Receiving very limited details about these proposals, I have the following concerns from what is described in the application:

- noise: having recorded music played until 11pm a night would seem to be wholly inappropriate in this area. During the summer months (when I would imagine the establishment is seeking to operate) people sleep in their beach huts (which aren't substantial constructions) and have their windows open for ventilation at night. The noise will be a significant factor here. And the impact on wildlife should also be considered in relation to noise.
- rubbish and pollution: takeaways / fish and chip shops are notorious for rubbish, mess and given the wind/marine environment/seagulls etc, I have big concerns about this. Given the remote location and limited access by road etc, the sandbank doesn't also have a lot of rubbish bins (and the ones it has aren't emptied on a daily basis).
- alcohol supplied until 11pm: again, wholly inappropriate for the location. And given that the landtrain/ferry stop in the early evening, how are customers supposed to get home from this remote location at 11pm after a few drinks? This would surely encourage people to cycle home in the dark on Beryl bikes or drive home in boats in the dark - and after consuming a few drinks?
- footfall and pressure on local services: the sandbank doesn't have the infrastructure for large crowds. In the summer, the beach land train and ferry get extremely busy and don't have the capacity for lots of extra people. There are limited toilets and they only have one person cleaning them (periodically) who doesn't work full time. Adding additional commercial activities to the sandbank doesn't seem appropriate - it already runs at capacity and BCP don't have the funds to invest further in additional infrastructure, cleaning, rubbish collection etc.
- I understand that this application proposes to have a floating pontoon near the ferry dock/pier. This area is used heavily by boats (including the two ferries) and other water users (including children playing in the water), so adding an additional obstruction in this area doesn't seem appropriate.

5. 01.05.25

I wish to raise an objection for this licence application on the following:-

1. Increase in noise and antisocial behaviour, when in operation.
2. Safety on the water, as there's very restricted deep water space available. Strong water currents between tides at varying times of the day and night.
3. Poor anchorage areas, as sand is very light and normal anchors won't hold boats from drifting.
4. Many sailing dinghies and wind surfers in the area.
5. Lack of facilities for toilets and cleaning.

6. 01.05.25

To whom it may concern:

ref 227182 Christchurch Harbour Kitchen Ltd. planning application.

I have grave concerns that the very nature of the sandbank and the reason so many people choose to have a beach hut there, is likely to be destroyed for ever, if this planning was allowed to go ahead.

The relative tranquility when the day trippers have gone home gives a whole new aspect to life on the coast. A quiet walk with a dog or by oneself in the quiet of the evening, is a delight, to sit on the beach watching the water splashing over the sand as the sun goes down, or the pleasure of seeing the sunset over the Priory in the distance across the harbour.

To see the line of boats in the harbour gently bobbing with the tide, with fishermen or sailors preparing for the next trip out to sea, is likely to be destroyed by the rabble of partygoers rushing for the experience of an evening on a floating restaurant in our midst.

Why music.....Why alcohol.....both likely to encourage rowdiness in the exuberance of the party goers, we all know how sound travels over the water.

These are unlikely to be the quiet couples wanting a new experience eating afloat in the harbour, a delightful prospect it could have been, though transport to and from the restaurant would still cause noise and disruption, especially in the late hours.

Is there to be a water bus taking people back to Christchurch after 23:00? Or will there be dozens of motor boats badgering for places to moor or tie up next to the restaurant, all revving up their engines after 23.00? Or does the floating restaurant kitchen itself transport people up and down the harbour?

Do the prospective licensees have a beach hut to retreat to or are they merely taking advantage of the scenery and perceived tranquility of the sandbank.

What about the wild life which we are seeking to protect? Is that not entitled to a peaceful life, free from traffic and noise? They might well move elsewhere or just give up.

The ferries and land trains will have stopped for the night, only to be superseded by more movements on the harbour going back to Christchurch, Tuckton or Mudeford quay. No doubt a jolly night out for those people, but a sigh of relief when at last peace reigns on the sandbank.

There are strict rules governing the behaviour of people staying in the beach huts, with the threat of loss of licence if these are not obeyed, how are we expected to conform in the presence of visitors embarking from noisy motorboats late at night?

NO I say, NO to every aspect of the application, this cannot be allowed to go ahead.

7. 01.05.25

To whom it may concern:

Hengistbury head is and has been a haven for wildlife, ecological, scientific research and interest for its lifetime , huge projects have been undertaken to protect every aspect of it,

areas have been fenced off and refused public access in order to protect rare nesting birds and wildlife, ambitious erosion prevention has been carried out to protect the longevity, beauty and sanctuary of the sandspit. Humans, both hut owners and day-trippers have very strict rules to adhere to in order to maintain and protect its beauty, ecology and ancient history. With a floating restaurant party venue being allowed, surely this will undo a lot of what we strive to protect, the wildlife will not withstand the noise and lights, they will cease to nest and settle in the area and over time will disappear entirely, thus leaving a barren area which will have lost its unique tranquility and appeal.

It would be a crying shame if this was allowed to happen, please leave the sand spit how it is. Places like this are few and far between, there are millions of restaurants and party venues in towns, why do they need to encroach on an area of splendid isolation.

8. 01.05.25

The Prevention of Crime and Disorder: There have been several examples in recent years of disorderly behaviour as a result of all-day and night sale of alcohol from the on-shore restaurant. Increasing alcohol sales will naturally increase the chances of this happening.

The Prevention of Public Nuisance: Mudeford spit is a quiet, family destination and the harbourside is a hive of small boat activity and people (including children) kayaking and playing in the safe, shallow waters. Allowing additional music and alcohol sales to this area will undoubtedly be a nuisance to the general public.

The Protection of Children from Harm: Mudeford Sandbank is mainly frequented by families, either staying the huts or visiting the spit and beach. At the moment, the area for alcohol is contained inside but with children generally passing this area and playing/kayaking in the shallow harbour waters the risk to children naturally increases.

9. 01.05.25

To whom it may concern,

Please take this as a formal objection to the licensing application by Christchurch Harbour Kitchen Ltd (reference 227182).

It is wholly inappropriate to moor a bar within the harbour by Mudeford Sandbank.

My objections are because:

1 - This is a protected nature reserve.

The additional footfall, noise, pollution and litter is not in the interests of the local wildlife

2 - Noise Nuisance:

This proposed premises will generate excessive noise. To be able to play music until 2300 in a quiet area, within meters of sleeping children and families is disruptive to the local community, especially at night.

This will also promote patrons to be leaving the area, either on motor vessels or by foot very late at night, causing disturbance to local residents.

3 - Public Safety Concerns:

The location of these premises will create a hazardous and dangerous area. It will bring additional vessels into a crowded area of the harbour, visiting craft manoeuvring during the day will endanger children and other water users, namely those on paddle or sailing craft. In the dark the proposed activities will lead to accidents.

People will be crossing in front of the Ferry with impeded ability due to the drinking culture this proposal is encouraging.

I have witnessed drunken people try to drive motorised vessels when leaving the current bar on the beach causing a great deal of concern for the welfare of other water users.

4 - Anti-Social Behavior:

The new license to provide music and alcohol from 0800 - 2300 will attract individuals who engage in anti-social behavior.

The toilet facilities (block 3) near this proposed site are already the busiest on the Sandbank. When there are long queues people have been seen to urinate beside neighbouring huts. This is unhygienic and unsafe for the children who play here.

An additional venue would pass the capacity for the facilities.

Please do not grant this licence.

10. 02.05.25

Dear Licensing Team,

Objection to Premises Licence Application (Ref: 227182) Christchurch Harbour Kitchen Ltd – Mudeford Sandbank, Bournemouth, BH6 4EW

I am writing to formally object to the above premises licence application under the Licensing Act 2003, specifically on the grounds of:

Prevention of Public Nuisance

Prevention of Crime and Disorder

1. Prevention of Public Nuisance The proposed floating café plans to operate with recorded music from 08:00 to 23:00 daily and the sale of alcohol from 11:00 to 23:00. Given the open nature of Mudeford Sandbank and its proximity to residential beach huts, this would result in significant noise pollution, particularly in the evenings. The peaceful environment of the sandbank would be severely disrupted, affecting the wellbeing of beach hut users and visitors. The BCP Council's Statement of Licensing Policy emphasizes that applicants should demonstrate how they will promote the licensing objectives, including the prevention of public nuisance. The policy notes

that public nuisance can include low-level nuisance affecting a few people as well as major disturbance affecting the whole community.

2. Prevention of Crime and Disorder Introducing a floating venue serving alcohol in an isolated location raises concerns over supervision and the potential for anti-social behaviour, particularly during the late hours proposed. The area has previously experienced incidents that highlight these concerns. For instance, in February 2021, more than 30 beach huts were broken into or torched on Mudeford Sandbank, leading to the arrest of two teenagers. The BCP Council's Statement of Licensing Policy states that the council will seek to promote the licensing objective of preventing crime and disorder in a manner which supports Dorset's Community Safety Plan. The policy also notes that the council will consider imposing conditions to regulate behaviour on the premises and access to them, where this relates to licensable activities and the licensing objectives.

Conclusion Given the potential for significant public nuisance and the risk of crime and disorder associated with the proposed floating café, I urge the Licensing Sub-Committee to reject this licence application. The unique character of Mudeford Sandbank as a tranquil and family-friendly environment must be preserved.

11. 30.04.25

I am writing to object to the application for a floating bar at Mudeford. It clearly will be in contravention to an area of special interest. I can't see how it won't be a public nuisance. There will also be public safety issues with people trying to get to the floating bar by silly methods.

On these grounds I object to the application. I am a beach hut owner on the sandbank.

12. 03.05.25

I object to this application on the following grounds:

This proposal will increase the footfall and commercial sprawl at Mudeford Sandbank with the consequential adverse impacts on the natural environment and the tranquillity which makes this place special within the overall offering of Bournemouth as a tourist destination. The Mudeford Sandbank Management plan seeks to restrict commercial activity in the area for this very reason.

The sandbank and harbour are also protected by various national and local regulations, not least those relating to green belt and SSSI. Bats live on the sandbank and light pollution would harm them.

The council tax-paying residents of the sandbank live in their huts, many with small children needing a quiet environment to sleep. The noise and disturbance from this open-air restaurant with people talking and at times shouting together with music would not be reasonable in this residential area.

The proposed location deliberately attracts customers coming by boat. This increase in traffic will create a navigational risk in the approaches to the jetty at which passenger vessels moor. Encouraging the drinking of alcohol would add to the potential danger.

Most live on and visit the Sandbank to enjoy its natural, peaceful, unspoiled environment. The addition of this commercial operation will attract those with conflicting motives, benefiting only them and the operator. Too many peaceful and sensitive areas in our region have been spoiled by allowing over-commercialism which once lost can never be restored.

Please reject this application.

13.05.05.25

I am writing to object to the above application on the following grounds:-

1. Crime and disorder can only increase with increased alcoholic drinking on this floating kitchen where there are no police or help when people are out of hand.
2. People will need to walk in the water under the influence of alcohol and depending upon the tides and weather this could potentially be dangerous. Therefore public safety is at risk as not lifeguards on duty. The public toilets are often closed due to overuse and no proper maintenance in the winter and very often not cleaned for days on end. They really can not take any more footfall. What happens is that people full of alcohol use the beach as a toilet not a pretty sight for the adults or children.
3. Loud music and in fact general noise carries over the water and will cause more disturbance to the sandbank for people and wildlife.
4. In a place that was peaceful our Grandchildren are already experiencing people under the influence of alcohol swearing, fighting, needles etc., in the public toilets and potentially this just brings more. Therefore please protect our children from more harm.

Please try to protect a beautiful place that is already under threat.

14. 03.05.25

Dear Licensing committee,

I object to the above application on the following grounds:

The Mudeford Sandbank Management plan seeks to restrict commercial activity on Mudeford Sandbank to protect the natural environment from adverse impacts from increased footfall and commercial sprawl.

The sandbank and harbour is protected by various national and local regulations. It is in the green belt and is a SSSI.

The noise from this proposal through the number of customers and boats adjacent to it would negatively impact the quiet natural environment.

Bats have been noted on the sandbank and light pollution would harm their environment.

The residents of the sandbank live in their huts, many with small children needing a peaceful environment to sleep after 6pm.

The noise and disturbance from this open air facility from not only music but also people chatting and socialising would disturb the peaceful enjoyment that the Mudeford Sandbank residents are entitled to in their licence agreement with BCP Council.

People visit the Sandbank to enjoy the natural, peaceful, unspoiled environment. Too many beautiful, natural, environmentally sensitive areas have been changed through allowing over commercialism. Once this is lost by allowing increased footfall to the area it will harm it for ever.

Please resist this on the basis of a commercial operation that only benefits the operator.

This application goes against so many regulations locally that I ask that it is refused.

If I am allowed to speak at the licensing committee, I request to do so.

Thank you for considering my objection.

15. 03.05.25

I am writing to formally object to the above premises licence application under the Licensing Act 2003, specifically on the grounds of:

Prevention of Public Nuisance

Prevention of Crime and Disorder

1. Prevention of Public Nuisance

The proposed floating café plans to operate with recorded music from 08:00 to 23:00 daily and the sale of alcohol from 11:00 to 23:00. Given the open nature of Mudeford Sandbank and its proximity to residential beach huts, this would result in significant noise pollution, particularly in the evenings. The peaceful environment of the sandbank would be severely disrupted, affecting the wellbeing of beach hut users and visitors.

The BCP Council's Statement of Licensing Policy notes that public nuisance can include low-level nuisance affecting a few people as well as major disturbance affecting the whole community.

2. Prevention of Crime and Disorder

Introducing a floating venue serving alcohol in an isolated location raises concerns over supervision and the potential for anti-social behaviour, particularly during the late hours proposed. The area has previously experienced incidents that highlight these concerns.

Conclusion

Given the potential for significant public nuisance and the risk of crime and disorder associated with the proposed floating café, I urge the Licensing Sub-Committee to reject this licence application. The unique character of Mudeford Sandbank as a tranquil and family-friendly environment must be preserved.

16. 03.05.25 - WITHDRAWN

17. 29.04.25

As a home owner on the Mudeford harbour edge I am concerned about the potential noise and disruption. Unfortunately sound travels well over water so this could be annoying to home owners all round the harbour. I don't want to sabotage a well intentioned new business but I am a little wary of this proposal. Please take careful consideration of the effects on the local environment .

18. 06.05.25 – Seafront Operations

Public Safety: The application is for a floating restaurant offshore from Mudeford Spit, opposite the Beach House Café. The proposed site for the restaurant is unsuitable as it will create a shipping hazard and interfere with the safe operation of the Mudeford Ferry. In addition, the location is adjacent to a site of nature conservation interest and consent from Natural England would be required to ensure there is no damage to local flora & fauna. The applicant has also failed to approach either BCP Council as landlord or the Meyrick Estate as Head Landlord to secure the relevant consents for an operation of this nature. For these reasons we wish to register an objection to this licence on the grounds that there is a risk to public safety as the applicant has not sought the appropriate consents and will interfere with the safe operation of the ferry and other vessels.

19. 07.05.25 – Environmental Health

Good afternoon,

I am writing with reference to a recent Premise Licence Application that has been submitted for the provisions of alcohol sales and recorded music at Christchurch Harbour Kitchen, a 9x9 floating restaurant that will be situated in the harbour at Mudeford Spit. The premises will be open between 08.00 and 23.00hrs Monday to Sunday.

As discussed on the phone yesterday, this department acts as a consultee on these applications to ensure the Prevention of Public Nuisance Licensing objective can be adequately met by the Licence holder. As I was unable to fully discuss your proposals with you yesterday, I will outline our concerns below.

Noise

Considering the open structure, we are concerned that noise from customers and music played could adversely impact residents living locally, especially if the restaurant travels around Christchurch Harbour and along the river stour, potentially passing close by to residential properties. Noise will travel easily and further in open air due to the lack of sound reflective surfaces and absorbent materials like buildings.

It is understood that the main purpose of the business will be to provide food to customers with the music being ancillary for background purposes and ambience only. The measures you have offered in your application (section M) are minimal with regards to Prevention of Public nuisance and do not outline measures that you will impose. We would therefore advise you to devise a short noise management plan detailing what measures you intend on implementing to control noise from the restaurant to satisfy us that you will effectively promote the Licensing Objective. This should include the following (not an exhaustive list);

- The total capacity for the restaurant
- If the restaurant is to move, the proposed route the restaurant will travel and frequency,
- If the business will operate in all weathers? Seasonal operation?
- Recorded music will be played at background levels only - Background music is intended as accompaniment to an activity and to provide atmosphere, it should be played at a level where peoples voices do not need to be raised to compensate for the noise from music and should not be audible beyond the boundary of the floating structure.
- No playing of live amplified music
- Location, number, and direction of speakers, avoid facing them outwards
- Details on how noise from customers will be managed to prevent rowdy behaviour
- Signage installed to emphasise the need to respect local residents
- Details of generators used to provide electricity onboard, including type of unit and where will these be located?

General waste and toilet waste

What provisions are in place for general waste disposal/collection and similarly for toilet waste storage and disposal?

Food business

Under Article 6 of EC Regulation 852/2004 all businesses who prepare, store, transport or sell food must register their food business with the local authority. This obligation also applies to any organisations who donate food (such as charities and homeless shelters), those who produce food in their homes for members of the public and those who use vehicles to transport or serve food from a vehicle. Food businesses must register with their local authority at least 28 days before they begin to operate. Food business operators in BCP can register their food businesses free of charge through the following web page: [Registering your food business | BCP](#)

Health and Safety

The working environment needs to be stable and secure with sufficient safety measures in place to protect staff and members of the public. You should ensure relevant risk assessments are carried out to identify the hazards and appropriate controls. Emergency procedures should also be documented including emergency protocols and ensuring safety equipment is maintained and available.

Furthermore, it is extremely likely that consent to operate a business on the water at this location will be required from Natural England and BCP Council (as the landowner). It is recommended any required consents are obtained as soon as possible to ensure the viability of the floating restaurant.

I look forward to hearing from you with additional information to alleviate our concerns.

20. 07.05.25

Dear Sirs/Madam

As a regular sandspit user for walking, watersports and many other activities. I would like to object to the below further commercialisation of the natural beauty area of Mudeford Sandspit.

The following objections are made:

- the prevention of crime and disorder: The platform will encourage alcoholic drinking by owners of boats. Driving under the influence is an illegal offence.
- public safety: As above. There are many water users and the overcrowding of the proposed area, the mudeford ferry and the strong current of run poises potential life threatening health risks.
- the prevention of public nuisance: With a lack of toileting facilities as is present with the main public toilets out of use there will be an issue in this area. Extra noise, boat users rafting boats and general boisterous behaviour will be encouraged, even if inadvertently by the venue.
- the protection of children from harm: Many children use the harbour for watersports. An alcohol serving bar in the open will not safeguard them from exposure to drunken and disorderly behaviour, or additional traffic when they will be using the water from various water sports.

I hope common sense prevails. Maybe there could be a better location for such a premises. The area itself on a nice day is already heavily congested and a floating bar/restaurant would detract from the nature of the spit and only make it more attractive for the wrong reasons.

21. 07.05.25

Dear Sirs

OBJECTION to LA03 Premises License Application 227182

I am writing to **OBJECT** to license on the following grounds:

1. Securing Public Safety – the proposal is to provide alcohol on or off a floating restaurant in Christchurch Harbour. This has inherent safety concerns of consuming alcohol on and around the water – increasing risk of drowning and use of watercraft whilst under the influence.
2. Preventing Public Nuisance – the site is in the water directly opposite the licensed beach restaurant
 - a. the increased volume and concentration of alcohol sales in a protected area that promotes the use and enjoyment by families will increase anti-social behaviour
 - b. the existing licensed premises has strict controls over noise levels – giving this license will increase the volume of music and ambient noise – in an area promoting the quiet enjoyment of the natural surrounding
3. Protecting and Improving Public Health – the increased amount of waste bottles, cans and other litter associated with alcohol sales can not be adequately managed in this environment

Please consider this objection as part of the application review process

22. 07.05.25

Dear licensing team

I would like to oppose the alcohol license application ref. 227182 by Christchurch Harbour Kitchens Ltd.

We have a beach hut on Mudeford sandbank and a floating bar/ restaurant with a music and alcohol licence pitching up opposite the Beach house cafe or anywhere along the beach would cause many undesirable issues.

Firstly, public safety and the potential for more crime and disorder due to all-day alcohol sales . More people would be enticed to come to the sandbank for the bar, potentially creating more drunken and antisocial behaviours. Also, the fact that it is a floating bar with a 9-meter dropped gang plank , in the sea, is a concern for safety with potentially drunk people on board

Secondly, a public nuisance. There is no washing up facilities on the float so plastic/ disposable cups/ plates would have to be used creating more mess and waste which is already a problem on the sand bank . The toilet facilities are also inadequate . Also, if music is played loud and late it would cause a public nuisance to the residents on the sandspit who deserve to enjoy the peace and quiet of a protected natural area.

Also surely to improve public health you should not be encouraging more alcohol licences in a beautiful quiet spot enjoyed by families and children.

23. 08.05.25

I object to Christchurch Harbour Kitchen Ltd's license application number 227182 on the grounds of "prevention of public nuisance":

- Having recorded music from 08:00 to 23:00 takes absolutely no notice of the quiet environment enjoyed by nearby hut owners (of which I am one) and other visitors to Mudeford Sandbank. Because the floating bar will be very close to the harbour shore, it will almost certainly cause a great deal of noise pollution and nuisance. Please note that there will always be families resident in the nearby huts with children trying to sleep.
- Supplying alcohol (on and off sales) from 11:00 to 23:00 every day will similarly be a great nuisance to the sandbank community. There will be noise from the many vessels and their occupants that moor up to purchase drinks, and also the strong possibility that there will be rowdy and drunken behaviour of the clients.

Remember that this area is famous for its peaceful and family friendly environment - it is not at all like the main Bournemouth beach front. Please do not permit this application to proceed under any circumstance.

24. 08.05.25

Dear Licensing Committee

After spending many decades associated with Mudeford Sandbank, I wish to make representations about the above application whose premises are on a Floating Structure to be moored off Mudeford Sandbank opposite the existing Commercial offer.

Mudeford Sandbank is an exceptionally unique environment, a huge family orientated area where BCP Council claims to value local distinctiveness, family-friendly spaces and environmental protection. It's a renowned SSSI, SCNI, a Conservation area and part of Hengistbury Head is a Historical Ancient Monument. It is also a residential area with 346 sleeping huts paying council tax and a licence fee to BCP. It has one large commercial offer, The Beach House which has provided alcohol, music and food for decades. The Sandbank has very poor facilities overrun by tourists.

Below are the main roles of your committee in deciding if this alcohol and music licence would be applicable and appropriate in this environment.

The Licensing Act 2003 (as amended) applies to the sale of alcohol in England and Wales. The act has four licensing objectives:

- *the prevention of crime and disorder*

- *public safety*
- *the prevention of public nuisance*
- *the protection of children from harm*

I wish to make representations for 3 of the above:

Prevention of Public Nuisance

The proposal would place this new venture 10 meters away from the existing commercial offer

The negative impacts of this proposal:

- Threaten Hengistbury Head, Harbour and Sandbank as a place of natural beauty and tranquillity
- Spoil the Green Belt, SSSI and SCNI in which it sits, contrary to **BCPs own Mudeford Sandbank Plan**
- Generate more noise, rubbish, traffic and anti-social behaviour with increased footfall
- Light Pollution would emanate from this structure disturbing the wildlife which exists on the beach.
- Huts are not connected to the electricity so early nights in the summer is a locally established tradition. We self-monitor with respect to anti-social behaviour. We would be unable to influence late night revellers if they were visitors especially if they arrived by boat, starting engines etc.
- Conflicting music within 10 meters of each venue on open water with no noise mitigation measures in place will resonate much further than a permanent structure disturbing local residents.

In order to mitigate these potential impacts on the local residents please see below a quote from BCP's own Alcohol Licence Policy 2020 to 2025

9.3 In order to address the issue of a high concentration of licensed premises in an area the

Licensing Authority may produce a Cumulative Impact Assessment in accordance with

the Licensing Act 2003. The Licensing Authority will take this into

consideration when determining any applications within the BCP Council area.

Prevention of crime and disorder:

Anti-Social behaviour is often encountered by local residents during the summer where alcohol has been the driving factor. The toilet facilities on Mudeford Sandbank are extremely poor which leads to visitors not knowing where to find them, often relieving themselves against and around the huts. The licence applied for includes a take away offer, compounding issues and spreading the problems into the wider environment.

Alcohol leads to verbal abuse and rowdy behaviour. The sandbank does not have regular patrols by the authorities and residents find some behaviour intimidating.

Public safety:

Mudeford Sandbank is a designated remote area for emergency services. Serving alcohol on a moving platform will inevitably cause safety issues with over consumption of alcohol and food.

Access to this floating structure will be off the foreshore, affected by the waves on the shoreline. From the existing ferry, large queues now form along the beach. The proposed access via a 6m gangway will lead to congestion in and around the existing Beach House. It will be so close to the existing Commercial outlet, the footfall around this area will become intolerable for the local residents trying to enjoy a peaceful time with their family.

Existing Mudeford Quay Ferry will be severely compromised, hindering its navigation area, especially at low tide.

The premises will be in deep water and the chance of a water-based incident is higher than most land-based restaurants.

I urge you to look very carefully at this application, it's in the wrong place on many counts and will cause much harm to this extremely sensitive area already affected by huge increases in footfall.

25. 30.04.25

I am writing to object to the proposal from Christchurch Harbour Kitchen Ltd in respect of the music licence. Christchurch Harbour is a quiet area of natural interest and Hengistbury Head is of scientific interest and an endangered area. The noise carries over the water at all times and will detrimentally affect the tranquil, peaceful ambience that is highly sought after in this location.

26. 11.05.25

Please see attached (below) my representation re the licensing application by Christchurch Kitchen Harbour Ltd for a new venue in the harbour just off Mudeford Sandbank.

As a local resident I have significant concerns with respect to the public nuisance the significant noise pollution will represent until 23:00hrs every day. Noise carries very easily over water and the noise of the patrons and the music to properties on or close to the harbour will be unacceptable and represent a significant change from the current situation.

A perfectly serviceable venue on Mudeford Sandbank, The Beach House, already exists. There is no reason to add another venue right next to it.

I sincerely trust this application will be declined.

Reasons for Representation. Please, give information under the relevant Licensing Objective. <i>(Please note you are not required to complete all the boxes unless you feel it is relevant.)</i>
The Prevention of Crime and Disorder:
The Prevention of Public Nuisance: I object to the application on the basis of the serving of alcohol and the playing of music 7 days a week until 23:00hrs. Noise carries very easily over water and this noise pollution will represent a significant public nuisance to both tourists, and most particularly residents, in and around the harbour. The noise of the music, and those drinking alcohol, to such a late hour every day will have a significant detrimental impact on the local residents. There is already a venue on the sandbank which can be used.
Public Safety: I am also concerned that the proposed location, floating, (though tethered), in the harbour, represents a public safety concern. Customers of the venue will be consuming alcohol until 23:00hrs, and with the venue being directly above water that represents a unnecessary risk to themselves and to other people.
The Protection of Children from Harm:

27.12.025.25

<p>Reasons for Representation. Please, give information under the relevant Licensing Objective. <i>(Please note you are not required to complete all the boxes unless you feel it is relevant.)</i></p>
<p>The Prevention of Crime and Disorder:</p>
<p>The Prevention of Public Nuisance:</p> <p>Mudeford is a quiet community. A restaurant with piped music will create noise. This noise will travel far due to the physical effect of noise on water and will therefore alter the peace, natural beauty and family atmosphere of the harbour</p>
<p>Public Safety:</p> <p>Potential to attract more boats from afar making the beach much busier with water traffic , putting playing children at risk</p>
<p>The Protection of Children from Harm:</p>

28.12.05.24

I write to object in the strongest terms to this proposed application. We ourselves have been holidaying on the Mudeford Sandbank since 1970, and we value its peacefulness and simplicity - a haven away from modern life.

The very essence of the Mudeford Sandbank is the relative tranquility and the 'back-to-basics', and gentle nature of the holiday experience it provides.

Hut owners pay the Council large annual fees for a peaceful and simple holiday environment. If we wanted noise, music, and a party atmosphere, we would go abroad or elsewhere.

The Mudeford Sandbank and "the marshes" opposite is a rare haven and a natural environment for both people and wildlife - which the hut owners value extremely highly.

Applications such as this floating kitchen are inappropriate to this environment, and would go against the tranquility of the whole area; the ethos of the SSSI, the effects on wildlife, and restrictions on boat parking and restricted use of "the marshes".

If allowed; music, including regular drum beats, and raised voices resulting from the Recorded Music and Alcohol licenses would be clearly heard across the water, until 2300 at night, after which outboard engines would be heard revving. This would ruin the peacefulness of the sandbank, and leave no time in the afternoon and evening for hut owners to sit quietly and undisturbed on their verandas to enjoy the sunset, the scenery and the natural calls of the birds.

You have already and quite rightly; applied strict rules against music and parties within the huts themselves to preserve the tranquility of the sandbank. The proposed licenses for this enterprise would however cause music and raised voices to be heard late into the night - which would directly contradict your own ruling.

Noise complaints to this "kitchen" would be difficult to deliver in person - one would need to find a boat first - and would likely be met with indifference from the owners and a lengthy review process, and possibly no action.

This is a "Genie in the bottle" situation; If it were allowed, it would set a precedent, and it would not then be possible to prevent it or other future applications.

This in turn would ruin forever the very heart and essence of the Mudeford Sandbank, and holidays in our simple (but very expensive) wooden huts. We have already lost our beloved Noddy Trains; we do not wish to see a further erosion of the probably unique and tranquil area of Hengistbury Head and the Mudeford Sandbank.

If you were to allow this application to go ahead, I think you should reduce the Council tax you charge, and waive the selling fee for any hut owners who might wish to sell-up and move to get away from this noise nuisance.

I object to this proposal and all aspects of it in the very strongest terms.

29.13.05.25 - WITHDRAWN

30.22.05.25

Dear Licensing Team

I would like to make representations against the application made by Christchurch Harbour Kitchen Ltd dated 25 April 2025.

I understand that the company proposes to moor a large platform in Christchurch Harbour just off Mudeford Sandbank from which they propose to sell alcoholic beverages and play recorded music.

Both Mudeford Sandbank and Christchurch Harbour are places frequented by families with young children who use both the sandbank and the harbour for recreation. In my view, the installation of the proposed platform and concomitant supply of alcohol, would have a detrimental effect on the opportunity for children to enjoy the sandbank and harbour in safety. In addition, the proposal to serve alcohol from 11:00 until 23:00 each day of the week would have the potential to lead to unacceptable levels of noise that would constitute a public nuisance.

Furthermore, it is proposed that the structure would be moored close to the narrow navigable channel that runs through 'the Run' and into Christchurch. As such, it is likely to have a disruptive effect on boats using the channel, including the Mudeford Ferry, and make it considerably less safe for the many people who use the channel, including children.

I trust that you will take these comments into account when making your decision.

31.22.05.25

Dear Licensing Team

As a member of a family who has enjoyed the privilege of having a beach hut on Mudeford Sandbank for over 70 years, I am rather concerned to learn that Christchurch Harbour Kitchen Ltd has applied for a Licence for:

- " Recorded Music - 08:00 to 23:00"
- "Supply of Alcohol - 11:00 to 23:00 (on and off sales) each day of the week"

in the open air on the Christchurch Harbour beach front on Mudeford Sandbank.

Aside from the safety aspects of the construction of a proposed floating platform in the water near the main channel, subject to the vagaries of the tide and weather, I would like to make a strong representation that this application could be seen as a contravention of all four licensing objectives:

- the prevention of crime and disorder
- public safety
- prevention of public nuisance
- the protection of children from harm.

Mudeford Sandbank is a beautiful and relaxing amenity enjoyed by the public at large and children in particular. It is a holiday haven for both day trippers and beach hut residents. The playing of recorded music in an open-air environment for most of the day, with no apparent limit on the volume, must, in my view, constitute a public noise nuisance for all and a potential damaging effect on young ears.

The supply of alcohol outside, particularly late in to the evening, although not dangerous in and of itself, is likely to produce noisy and perhaps potentially disruptive behaviour. Many of the beach huts are used by families with young children whose sleep is likely to be disturbed. Sadly, though very enjoyable in reasonable quantities, alcohol can lead to anti-social behaviour when enjoyed too much. When used in a marine environment, by jet skiers and those in charge of other fast motored boats, there is the potential for accidents, particularly in the dark late in the evening. The lack of any current legislation to test the competence of such boat users does little to moderate behaviour.

As a member of the beach hut community for many years, we have experienced issues of noise, cooking smells, insufficient toilet facilities and occasional anti-social behaviour associated with the cafe on the beach. The Mudeford Sandbank Beach Hut Association is working in conjunction with the current licensee to mitigate these issues, particularly in respect to the current rebuilding plans. Having taken great strides to establish a good working relationship which takes account of the needs of all concerned, it is difficult to comprehend how a new food and alcoholic drink

provider could be allowed to install an outside open-air facility without similar regard to other beach users.

Thank you in advance for your consideration of my comments and I trust they will be taken into account when you make your decisions.

32.21.05.25

The Prevention of Crime and Disorder:

Given the proposed location, particularly **during evening hours until 11pm Monday to Sunday**, there would appear to be **no police presence** in the immediate and extended vicinity. Therefore, the possibility of **anti-social behaviour**, and consequent **resident, water & woodland fire risks and dangers**, would go **unchallenged** until too late to avoid disaster.

The Prevention of Public Nuisance:

This stationary structure would further **congest navigational routes** creating potential **risks and dangers** to other water-based activities. Potential **disrupted access to the Sandbank Jetty Ferry services. 8am to 11pm daily commercial activity pollutant** to water, wildlife, ecology, environment, SSSI. **Hengistbury & Beach Hut residential area – potential noise disturbance**, particularly **at 11pm plus** on a daily basis.

Public Safety:

Business management of customer/employee accident risks - structural design, stability, embarkation/disembarkation etc. **Police presence** - increased late evening public footfall extending to all areas of Hengistbury Head. **Emergency Service** access - narrow road with heavy daytime footfall & access gates locked at night - water access across The Run?

The Protection of Children from Harm:

As stated above:

Police & Emergency Service presence; Restaurant onboard risks; Risk for other water-based activities; Environmental pollution; Woodland fire risk; Residential disturbance.

33. 22.05.25

As a concerned Mudeford Spit hut owner, please find below my formal objection to the licensing application submitted by Christchurch Harbour Kitchen Ltd for a vessel located at Mudeford Sandbank, under the Licensing Act 2003. This objection is submitted under all four of the licensing objectives.

Before outlining my concerns, I would appreciate clarification regarding the location specified in the application. The submitted plan indicates a particular point (marked 'X') where the vessel is intended to operate. Could you please confirm whether the licence, if granted, would apply solely to that fixed location?

If the vessel were to trade elsewhere — for example, at Christchurch Quay or on the River Stour — would this constitute a breach of the licence?

Furthermore, if the marked location is already occupied by another pleasure craft or becomes unavailable, would the applicant be permitted to relocate the vessel without submitting a new application or variation? Many hut owners are concerned about extra commercial rubbish being put in the bins at the beach, that are regularly overflow at peak times as is; let alone the lack of adequate toilet facilities that will become even more strained.

1. The Prevention of Public Nuisance

The proposed location is adjacent to a nature reserve — a tranquil and environmentally sensitive area. Although the application describes the music as “background,” sound travels much more efficiently over water. Even low-volume music could disturb wildlife and local residents.

Allowing alcohol consumption both on and off the premises increases the likelihood of intoxicated behaviour and associated noise, particularly during evening hours, which may result in a serious public nuisance.

The application also lacks detail regarding waste management. Commercial waste collection should be limited to reasonable hours to minimise disruption. The absence of clear plans for the removal of toilet waste is concerning and raises the risk of water pollution.

Recommended Conditions:

Installation of a sound monitoring system regulated by the local authority

No music to be played after sunset

Alcohol to be served only with food, to limit excessive drinking

Commercial waste collection restricted to reasonable hours

Toilet waste to be removed by a licensed contractor to prevent environmental harm

2. The Prevention of Crime and Disorder

The application does not specify where the vessel will be moored when not in use or how alcohol and other stock will be securely stored. This lack of clarity poses risks of theft, vandalism, and antisocial behaviour.

Recommended Conditions:

A comprehensive plan detailing mooring, security protocols, and stock management must be submitted

Alcohol and valuables must be securely stored when the vessel is not in operation

3. Public Safety

The proposed site raises substantial public safety concerns due to strong tidal currents, ferry operations, and heavy recreational boat traffic. The application provides no clear plan for how patrons will safely board and disembark, increasing the risk of accidents — including the possibility that individuals may attempt to swim to or from the vessel, which could be fatal.

In addition, the regular presence of passing vessels will produce a wake that can cause the licensed vessel to become unstable while patrons are on board. This instability, especially in combination with alcohol consumption and unsecured fixtures, significantly raises the risk of slips, falls, or more serious incidents.

Further concerns include:

The risks of “vertical drinking” on a moving platform

Unsecured furniture increasing the chance of injury

No specified maximum patron capacity, posing a risk of overcrowding

Only two life buoys indicated, which is insufficient for the setting and number of expected patrons

Recommended Conditions:

A clear and safe boarding/disembarkation plan must be required

A maximum capacity limit must be enforced in accordance with safety regulations

All furniture must be securely fixed to prevent accidents

An adequate number of life-saving devices (buoys, jackets) must be present at all times

Swimming access must be strictly prohibited and clearly signposted

The applicant must outline how they will ensure vessel stability in the presence of wake from passing traffic

4. The Protection of Children from Harm

Operating a floating, alcohol-serving venue on open water presents inherent safety risks for children, especially if unsupervised.

Recommended Condition:

Children must be supervised by a responsible adult at all times while on board

Conclusion

This application, in its current form, fails to adequately address the four licensing objectives. I respectfully urge the Licensing Authority to give full consideration to

the concerns raised in this letter. If the licence is granted, I strongly recommend the imposition of robust and enforceable conditions such as those outlined above to protect public safety, limit disruption, and safeguard the local environment and community.

34.23.05.25

Re: Objection to Licensing Act Application – Christchurch Harbour Kitchen Ltd Application Reference No. 227182

Please find below my formal objection to the licensing application submitted by Christchurch Harbour Kitchen Ltd for a vessel located at Mudeford Sandbank, under the Licensing Act 2003. This objection is submitted under all four of the licensing objectives.

Before outlining my concerns, I would appreciate clarification regarding the location specified in the application. The submitted plan indicates a particular point (marked 'X') where the vessel is intended to operate. Could you please confirm whether the licence, if granted, would apply solely to that fixed location? If the vessel were to trade elsewhere — for example, at Christchurch Quay or on the River Stour — would this constitute a breach of the licence?

Furthermore, if the marked location is already occupied by another pleasure craft or becomes unavailable, would the applicant be permitted to relocate the vessel without submitting a new application or variation?

1. The Prevention of Public Nuisance The proposed location is adjacent to a nature reserve — a tranquil and environmentally sensitive area. Although the application describes the music as “background,” sound travels much more efficiently over water. Even low-volume music could disturb wildlife and local residents.

Allowing alcohol consumption both on and off the premises increases the likelihood of intoxicated behaviour and associated noise, particularly during evening hours, which may result in a serious public nuisance.

The application also lacks detail regarding waste management. Commercial waste collection should be limited to reasonable hours to minimise disruption. The absence of clear plans for the removal of toilet waste is concerning and raises the risk of water pollution.

Recommended Conditions:

- Installation of a sound monitoring system regulated by the local authority
- No music to be played after sunset
- Alcohol to be served only with food, to limit excessive drinking

- Commercial waste collection restricted to reasonable hours
- Toilet waste to be removed by a licensed contractor to prevent environmental harm

2. The Prevention of Crime and Disorder The application does not specify where the vessel will be moored when not in use or how alcohol and other stock will be securely stored. This lack of clarity poses risks of theft, vandalism, and antisocial behaviour.

Recommended Conditions:

- A comprehensive plan detailing mooring, security protocols, and stock management must be submitted
- Alcohol and valuables must be securely stored when the vessel is not in operation

3. Public Safety The proposed site raises substantial public safety concerns due to strong tidal currents, ferry operations, and heavy recreational boat traffic. The application provides no clear plan for how patrons will safely board and disembark, increasing the risk of accidents — including the possibility that individuals may attempt to swim to or from the vessel, which could be fatal.

In addition, the regular presence of passing vessels will produce a wake that can cause the licensed vessel to become unstable while patrons are on board. This instability, especially in combination with alcohol consumption and unsecured fixtures, significantly raises the risk of slips, falls, or more serious incidents.

Further concerns include:

- The risks of “vertical drinking” on a moving platform
- Unsecured furniture increasing the chance of injury
- No specified maximum patron capacity, posing a risk of overcrowding
- Only two life buoys indicated, which is insufficient for the setting and number of expected patrons

Recommended Conditions:

- A clear and safe boarding/disembarkation plan must be required
- A maximum capacity limit must be enforced in accordance with safety regulations
- All furniture must be securely fixed to prevent accidents

- An adequate number of life-saving devices (buoys, jackets) must be present at all times
- Swimming access must be strictly prohibited and clearly signposted
- The applicant must outline how they will ensure vessel stability in the presence of wake from passing traffic

4. The Protection of Children from Harm Operating a floating, alcohol-serving venue on open water presents inherent safety risks for children, especially if unsupervised.

Recommended Condition:

- Children must be supervised by a responsible adult at all times while on board

Conclusion This application, in its current form, fails to adequately address the four licensing objectives. I respectfully urge the Licensing Authority to give full consideration to the concerns raised in this letter. If the licence is granted, I strongly recommend the imposition of robust and enforceable conditions such as those outlined above to protect public safety, limit disruption, and safeguard the local environment and community.

35.23.05.25

I am a hut owner of 24 years and I would like to formally object to the licensing application submitted by the above.

My hut is located harbour side, opposite the Jetty and I will be able to see the vessel in question.

My objection is against all 4 of the licencing objectives.

This is just ridiculous to have a floating kitchen in the harbour and all the various situations where a licence could be breached and who is going to police it?

What if they play loud music, what if they moor somewhere else than indicated, what if they work outside the licence they are applying for, who is going to monitor it?

We find over the years that other commercial licence holders and even hut owners break the rules and yet there is no one from the council available to enforce the rules.

We are already overrun with takeaway boxes and higher footfall and lack of toilets on the Sandbanks so we do not need another commercial attraction to encourage more tourists to the local area. The council can't even make our public toilets of a minimum standard for use and Block 3 has been closed for months with visitors urinating around the back of the toilets because of the lack of facilities.

The Prevention of Public Nuisance

How can you allow a floating restaurant with music to be functioning at a site of SSSI and nature reserve. Music travels very quickly across the harbour and having this moored so close to hut owners will be a public nuisance.

How are you going to control more waste from the cooking and serving of food and the additional use of toilet facilities?

The Prevention of Crime and Disorder

Will the company leave the vessel moored in the harbour when not in use?

Public Safety

There are so many risks to the public, with tidal conditions, the fact the ferry operates in that area and other boats coming and going.

How can you control people boarding the vessel without injury, especially if they are intoxicated.

Is the council responsible for any injuries?

The Protection of Children from Harm

Do children have to wear life jackets if they are eating on the platform? It is a ridiculous proposition.

Summary

This application, in its current form, fails to adequately address the four licensing objectives. I respectfully urge the Licensing Authority to give full consideration to the concerns raised in this letter. If the licence is granted, I strongly recommend the imposition of robust and enforceable conditions such as those outlined above to protect public safety, limit disruption, and safeguard the local environment and community.

36.23.05.25

Prevention of Public Nuisance.

As a lifelong resident of Mundeford and someone who regularly enjoys sailing and kayaking on Christchurch Harbour, I deeply value the unique tranquility and natural beauty of this Conservation Area. The Harbour is not only a place of recreation but also an important sanctuary for local wildlife, including a wide variety of birds and marine species. This peaceful environment is cherished by residents and visitors alike.

While I have no objection in principle to the concept of a floating café, including the sale of alcohol, I am concerned about the proposed hours and potential volume of

music permitted under this licence. The application currently allows for music from 8am to 11pm, seven days a week. This is excessive for such a sensitive and naturally quiet area. Sound travels particularly far over water—especially on calm summer evenings—and prolonged amplified music would be highly disruptive to both the human and animal inhabitants of the Harbour.

There is precedent for this concern: occasional events at the Beach House on the Sandbank are audible from across the water, even when they end relatively early. The proposed licence risks making such disruption a daily occurrence, to the significant detriment of the area's character and enjoyment.

I respectfully suggest that, should a licence be granted, it include the following conditions to mitigate public nuisance:

- Restricting the hours during which music is played to 12:00–18:00 only.
- Implementing a clear, enforceable limit on music volume, appropriate to the location's conservation status.
- Prohibiting any outdoor amplification systems that could further contribute to noise pollution.

Christchurch Harbour and Mudeford Sandbank represent a rare and fragile ecosystem and a haven of peace that must be protected for future generations. I urge the Licensing Committee to carefully consider the long-term environmental and community impact of this application.

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

37.23.05.25

<p>The Prevention of Public Nuisance:</p> <p>I object to the idea of putting what is effectively a CLUB in a conservation area and nature reserve, playing loud music and serving alcohol until 11pm at night, 7 days a week. This would be wildly inappropriate. This cannot possibly be good for the birdlife and other wildlife in the harbour and nature reserve which is a great source of pleasure for visitors and locals alike.</p> <p>Noise travels very clearly over water and would be a considerable public nuisance in and around the harbour. This would effect tourists and families who come to Mudeford to 'get away' from it all but also residents who live on or near the harbour who would be subjected to listening to pounding music and partying till late at night, every night.</p>
<p>Public Safety:</p> <p>Mixing alcohol and deep water is just asking for accidents</p>

38.23.05.25

Please do not permit a music nor drinks license on this boat at Mudeford Sandspit.

There is one already for both within 200meters so not required and intrusive to neighbouring properties.

39.23.05.25

As a beach hut user of over 50 years, I wish to strongly object to the aforementioned application by Christchurch Harbour Kitchen Ltd, which is fundamentally wrong on a multitude of levels, and demonstrates a complete lack of understanding of the local area, and blatant disregard for the environment;

Aside from the obvious issues such as the cafe spoiling peoples' views, and the increase in noise, and alcohol consumption, there are other, far more serious issues that should lead to the application being refused;

The harbour foreshore should be considered sacrosanct, for everyone, and not to be used for commercial gain. The beach has already seen an increase in commercialisation in recent years, so any more should be avoided at all costs.

The negative impact on birdlife, with multiple species seen on the foreshore on a daily basis, which would undoubtedly be disturbed leading to a drop in population - as an aside, I think the BCP has done a good job in recent years promoting the protection of our local wildlife, particularly in the immediate location, so would make a personal request to keep up the good work and reject the application on these grounds alone.

The location being proposed is in constant use by boat owners, as well as the mudford ferry; mooring a sizeable vessel in and/or close to the channel will reduce the available space in the channel, massively increasing the likelihood of accidents, injury, and worse.

In addition, that area is regularly used by canoeists, paddleboarders, and windsurfers, of all ages, as well as children that play on the shallows - again, less space, more congestion, inevitable accidents.

Lastly, during the summer months, that area is used by multiple small boats for temporary anchorage - one could imagine the scenario where those boats again are anchoring in a smaller space, increasing the likelihood of accidents, damage to those boats, and probable conflict.

Along similar lines to this last point, has the proposal even considered other users ? It seems to me they don't have a great deal of understanding of the area, the tides, or the topography of the harbour - what happens in the event boats are anchored where the cafe wishes to locate itself ? What happens if/when it needs to move to accommodate tides ? On days where there is a low tide during the day time it would only be able to float if it were literally in the channel, particularly on a spring tide.

thank you for considering my objections,

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AGREED CONDITIONS FOLLOWING MEDIATION

Conditions agreed with Dorset Police

1. The terminal hour for the sale of alcohol shall be amended to 22:30, Monday to Sunday.
2. The sale of alcohol shall be ancillary to the provision of food.
3. All staff working at the premises concerned with the sale of alcohol shall be trained in accordance with an accredited training scheme on the law relating to prohibited sales, the age verification policy adopted by the premises and the conditions attaching to the premises licence. Refresher training shall be provided at least once every 6 months. A record shall be maintained of all staff training and that record shall be signed by the person receiving the training and the trainer. The records shall be kept for a minimum of 12 months and made available for inspection by police, licensing or other authorised officers.
4. An incident log shall be kept at the premises. The log shall include the date and time of the incident and the name of the member of staff who has been involved. and made available on request to an authorised officer of the Council or the Police, which shall record the following:
 - (a) any complaints received
 - (b) any incidents of disorder
 - (c) any faults in the CCTV system / or searching equipment /or scanning equipment
 - (d) any refusal of the sale of alcohol
 - (e) any visit by a relevant authority or emergency service
 - (f) all crimes reported to the venue
 - (g) all ejections of patrons
 - (h) all seizures of drugs or offensive weapons

This log to be checked on a weekly basis by the DPS of the premises.

5. Challenge 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 I Holographically marked PASS scheme identification cards). Appropriate signage advising customers of the policy shall prominently displayed in the premises.
6. A CCTV system, shall be installed to cover all entry and exit points enabling frontal identification of every person entering in any light condition. The CCTV system shall continually record and cover areas where alcohol is kept for selection and purchase 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 31days 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. The CCTV system shall be updated and maintained according to police recommendations.

7. 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. This staff member must be able to show a Police or authorised council officer recent data or footage with the absolute minimum of delay when requested.
8. CCTV shall be downloaded on request of the Police or authorised officer of the council. Appropriate signage advising customers of CCTV being in operation, shall be prominently displayed in the premises.
9. A documented check of the CCTV shall be completed weekly to ensure all cameras remain operational and the 31 days storage for recordings is being maintained.

Conditions agreed with Environmental Health

10. All audio from the music system will be played at background level only and turned off at 19.30hrs.
11. All the rubbish produced by the premises shall be stored securely in a bin with a tight fitting and lockable lid in a designated area.