

Notice of Licensing Sub-Committee

Date: Wednesday, 12 November 2025 at 10.15 am

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



Membership:

Cllr A Chapmanlaw

Cllr G Farquhar

Cllr D A Flagg

Reserves:

Cllr A Filer (R1)

Cllr J Richardson (R2)

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

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

<https://democracy.bcpCouncil.gov.uk/ieListDocuments.aspx?MIId=5881>

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

AIDAN DUNN
CHIEF EXECUTIVE

4 November 2025

DEBATE
NOT HATE



Available online and
on the Mod.gov app

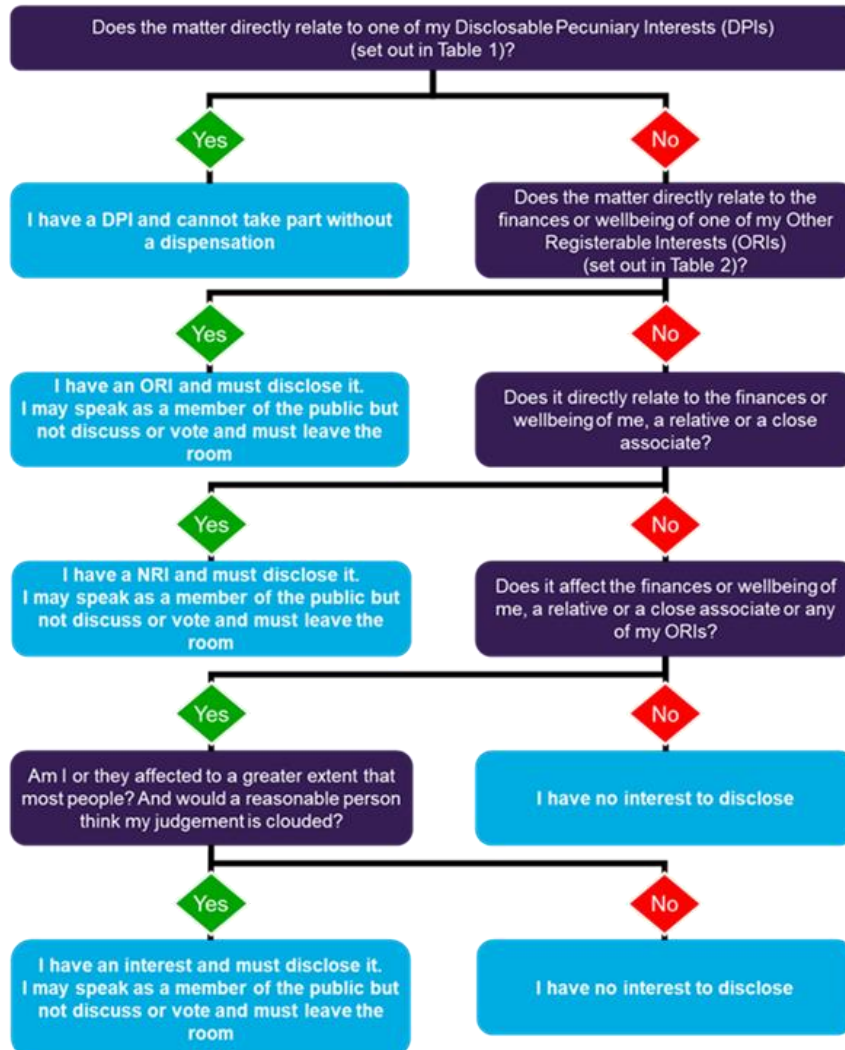


Maintaining and promoting high standards of conduct

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

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 Agenda Item 6 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, 2 and 7 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. Consideration of continued suitability to hold a Hackney Carriage and Private Hire Drivers Licence

11 - 20

The Licensing Team has received information in relation to a currently licensed driver that raises concerns on his suitability to remain a licensed driver.

This matter is brought to the Licensing Sub Committee for determination.

NOTE: At the conclusion of this agenda item the meeting will resume in public session.

7. The Beach House, Mudeford Beach Sandbank, Bournemouth, BH6 4EW

21 - 184

To consider an application made by Mudeford Sandbank Beach Hut Association (MSBHA) for the review of the premises licence for the premises known as The Beach House, Mudeford Sandbank, Bournemouth BH6 4EW. MSBHA believe the premises are not upholding the prevention of public nuisance, public safety and protection of children from harm

licensing objectives.

This matter is brought to the Licensing Sub Committee for determination.

NOTE: With regard to any video footage which may be shown during the hearing, if required the Sub Committee may be asked to consider the following resolution for that part of the hearing: "That under Section 14 (2) of the Licensing Act 2003 (Hearings) Regulations 2005, and with regard to Section 100(A)(4) of the Local Government Act 1972, the public be excluded from the meeting for the following item of business on the grounds that the public interest in withholding the information outweighs such interest in disclosing the information and that it involves the likely disclosure of exempt information as defined in Paragraphs 1 and 2 in Part I of Schedule 12A of the Act"

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

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 continued suitability to hold a Hackney Carriage and Private Hire Drivers Licence
Meeting date	12 November 2025
Status	Public with exempt appendices
Executive summary	The Licensing Team has received information in relation to a currently licensed driver that raises concerns on his suitability to remain a licensed driver.
Recommendations	<p>It is RECOMMENDED that:</p> <p>The Licensing Sub-Committee determine whether the driver remains a ‘fit and proper’ person to hold a Hackney Carriage and Private Hire driver licence.</p> <p>The following options are available: -</p> <ul style="list-style-type: none"> a. Formal Caution b. Suspension for a defined period c. Revocation d. Take alternative action e. Take no action <p>Members of the Licensing Sub-Committee are asked to decide at the end of the hearing after all relevant parties have been given the opportunity to speak which option is appropriate. Members must give full reasons for their decision.</p>
Reason for recommendations	<p>Section 61 of the Local Government (Miscellaneous Provisions) Act 1976 allows the Council to suspend, revoke or refuse to renew a drivers Licence for any reasonable cause.</p> <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 and of officers. The Licensing Committee has delegated decisions relating to public carriage licensing matters which fall outside of existing policies and disciplinary matters to Licensing Subcommittee.</p>

Portfolio Holder(s):	Councillor Kieron Wilson – Portfolio Holder for Housing and Regulatory Services
Corporate Director	Glynn Barton – Chief Operations Officer
Report Authors	Trudi Barlow – Licensing Officer
Wards	Council-wide
Classification	For Decision

Background

1. The drivers detail, history and reasons for referral all attached at Appendix 1.
2. Full details of correspondence between the licensing officer and the driver are attached at Appendix 2.

Test of Fit and Proper Person

3. Given the information provided members are asked to consider if the driver remains a 'Fit and proper person'.
4. This phrase 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.
5. The BCP Council Hackney Carriage and Private Hire Driver Policy 2021-2025, sets out in Chapter 8 the Fit and Proper Person test and in particular at paragraphs

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

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.

6. 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.

7. 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

8. 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 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.

The Guidance also reminds us in Paragraph 3.31 that: -

Case law makes it clear that the impact of losing (or not being granted) a driver's licence on the applicant and their family is not a consideration that can be taken into account.

Leeds City Council v Hussain [2002] EWHC 1145 (Admin), [2003] RTR 199 Admin Crt and Cherwell District Council v Anwar [2011] EWHC 2943 (Admin), [2012] RTR 15 Admin Crt.

9. 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

10. Members are asked to consider all the information provided and then take one of the following options:
- a. Formal Caution
 - b. Suspension for a defined period
 - c. Revocation
 - d. Take alternative action
 - e. Take no action

11. Summary of financial implications

There are no financial implications arising from this report.

Summary of legal implications

12. 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

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

Summary of sustainability impact

14. There are no sustainability implications arising from this report.

Summary of public health implications

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

Summary of equality implications

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

Summary of risk assessment

17. There are no equality 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 - [LG\(MP\) Act 1976](#)

Institute of Licensing Guidance on determining the suitability of applicants and licensees in the hackney and private hire trades - [Institute of Licensing Guidance](#)

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 details and history

Appendix 2 – Correspondence between licensing officer and driver.

By virtue of paragraph(s) 1, 2, 7 of Part 1 of Schedule 12A
of the Local Government Act 1972.

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By virtue of paragraph(s) 1, 2, 7 of Part 1 of Schedule 12A
of the Local Government Act 1972.

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LICENSING SUB-COMMITTEE



Report subject	The Beach House, Mudeford Beach Sandbank, Bournemouth, BH6 4EW
Meeting date	12 November 2025
Status	Public Report
Executive summary	<p>To consider an application made by Mudeford Sandbank Beach Hut Association (MSBHA) for the review of the premises licence.</p> <p>MSBHA believe the premises are not upholding the prevention of public nuisance, public safety and protection of children from harm licensing objectives.</p>
Recommendations	<p>It is RECOMMENDED that:</p> <p>Members consider the following options: -</p> <ul style="list-style-type: none"> (a) Modify the conditions of the licence; and/or (b) Exclude a licensable activity from the scope of the licence; and/or (c) Remove the Designated Premises Supervisor; and/or (d) Suspend the licence for a period not exceeding three months; or (e) Revoke the licence; or (f) Leave the licence in its current state. <p>Members 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>Where a review application by a responsible authority, or any other person, has been received the scheme of delegation set out in the Council's Constitution states that these applications should be dealt with by the Sub-Committee.</p> <p>The Licensing Authority may only consider aspects relevant to the application that have been raised in the application.</p>

Portfolio Holder(s):	Cllr Kieron Wilson – Portfolio Holder for Housing, and Regulatory Services.
Corporate Director	Glynn Barton – Corporate Director of Operations
Report Authors	Tania Jardim – Licensing Officer
Wards	East Southbourne & Tuckton
Classification	For Decision

Background

1. An application for review of the premises licence under Section 51 of the Licensing Act 2003, by Mudeford Sandbank Beach Hut Association (MSBHA) was received on 18 September 2025.
2. The application relates to the prevention of public nuisance, public safety and protection of children from harm licensing objectives.
3. The review has been requested by beach hut owners who feel that the business has changed its operating model. They report that the current operation is causing noise disturbances from music and general footfall, as well as issues with littering and public drinking in areas accessible to the general public. Concerns have also been raised regarding public safety due to high footfall and off-sales of alcohol, and the protection of children from harm due to children's exposure to noise, drinking behaviour, and alcohol-related activities.
4. Additionally, it is believed that the premises have shifted from their original operation to an open-air, festival-style venue, which is having a negative impact on residents and the wider community.
5. A copy of the review application is attached at Appendix 1.
6. The premises have had the benefit of a premises licence since 24 November 2005 following conversion from the old Justices Licence and were transferred to the current licence holder, Macemade Ltd in May 2009. A copy of the current premises licence is attached at Appendix 2.
7. A plan showing the location of the premises is attached at Appendix 3.
8. In 2018, the premises sustained significant damage due to a fire that destroyed the roof and affected its usability. In response, the operators erected a temporary structure comprising of storage containers. A Minor Variation application was submitted in July 2019 to amend the licence plan, reflecting the post-fire layout and regularising the configuration pending reconstruction. The application attracted one objection from Dorset Police and three from members of the public ("other persons"). Dorset Police entered into mediation with the licence holder, resulting in agreed conditions being added to the premises licence. Consequently, their representation was withdrawn.

9. The representations from other persons were not considered relevant, as they did not clearly relate to the likely impact of the variation on the promotion of at least one of the licensing objectives, nor were they confined to the subject matter of the variation.
10. Subsequently, the Minor Variation to the licence plan was granted. No other amendments to the licence were made.
11. Since the installation of the new temporary structure, BCP Council has received noise complaints regarding the premises during specific events. These complaints were investigated by the Environmental Health Department at the time.
12. The premises licence holder also holds a separate premises licence in the area for a shop authorised for the off-sale of alcohol only, under licence number BH084904. While this licence is not under consideration as part of the current application, it has been referenced in representations and is therefore included at Appendix 4 for information.

Consultation

13. A copy of the review application was served on all responsible authorities and the licence holder on 18 September 2025.
14. The Licensing Officer attended the premises on 19 September 2025 and displayed four site notices on and around the premises. Two further notices were placed in the main public noticeboards of the council offices in Bourne Avenue and St Stephen's Road. A notice was also published on the council's website.
15. A total of 25 representations were received from other persons. 24 in support of the application, shown at Appendix 5 and one objection to the application and expressing support for the premises, shown at Appendix 6. In support of two representations submitted in favour of the application, video footage has been provided and will be presented to members during a closed session.
16. In support of their application, the applicant, MSBHA also submitted a document containing Members Personal Impact Statements. This is shown at Appendix 7.
17. Additionally, the premises licence holder has submitted a petition containing 573 signatures as evidence in support of the premises. A copy of the petition is attached at Appendix 8.
18. No objections were received from Responsible Authorities. However, Environmental Health, Planning, and Dorset & Wiltshire Fire and Rescue Service (DWFRS) provided responses to the application.
19. The Environmental Health Officer outlined the premises' complaints history and provided an update on their current position, including reference to a pending planning application at the time of their response.
20. The Planning Department advised of the conditions currently attached to the temporary planning permission for the structure, which is due to expire on 31 December. Upon expiry, the operator will be required to cease use of the temporary structures and submit a new licence application once the café is rebuilt. At the time of writing, planning matters were on hold, and no further comment could be provided.

21. DWFRS responded with guidance on considerations to be included in the premises' fire risk assessment. Copy of these responses are attached at Appendix 9.
22. A planning application to replace the temporary café building with a permanent structure went before the Planning Committee on 23 October 2025 and this was granted in accordance with the recommendation set out in the officer's report as updated by the Addendum dated 22.10.25. These recommendations included advice from the Environmental Health Officer that a suitably worded condition should be imposed to secure a noise management plan detailing the mitigation measures proposed to control music noise from the site. The condition now included in the planning permission is: -

Prior to the commencement of the use hereby permitted, a Noise Management Plan (NMP) specifically addressing entertainment and people generated noise shall be submitted to and approved in writing by the Local Planning Authority. The NMP shall be reviewed and updated to periodically, particularly in response to complaints or changes in operations. The approved Noise Management Plan shall be implemented in full prior to the commencement of the use and shall be adhered to at all times thereafter.

23. While Licensing Committees are not bound by decisions made by the Planning Committee, members may wish to consider incorporating planning conditions recommended by Environmental Health where they are deemed necessary to promote the licensing objectives. This approach is supported by Section 22 of BCP Council's Statement of Licensing Policy and the Revised Guidance issued under Section 182 of the Licensing Act 2003, which recognises the importance of aligning planning and licensing regimes where appropriate, without duplicating controls unnecessarily.
24. Macemade Ltd submitted a range of documentation in response to the application, including a witness statement with supporting exhibits from the Director, Mr Kimberley Slater, and a witness statement with video and photo exhibits from the Operations Manager, Mr Richard Slater. A copy of the written documentation is provided at Appendix 10. The video exhibits, along with additional footage taken during the event on 1 June 2025, will be presented to members in closed session during the hearing.

Options Appraisal

25. Before making a decision, Members are asked to consider the following matters: -
 - The representations made by Other Persons.
 - The submissions made by or made on behalf of the applicant.
 - The responses from Responsible Authorities.
 - The relevant licensing objectives, namely the prevention of public nuisance, public safety and the protection of children from harm.
 - The Licensing Act 2003, Regulations, Guidance and the Council's Statement of Licensing Policy.

Summary of financial implications

26. An appeal may be made against the decision of Members by the applicant, the premises licence holder or anyone who made a representation to the Magistrates' Court which could have a financial impact on the Council.

Summary of legal implications

27. If Members decide on an option available to them which the applicant, the premises licence holder or anyone who made a representation do not agree to, they may appeal to the Magistrates' Court within a period of 21 days beginning with the day that they are notified, in writing, of the decision.

Summary of human resources implications

28. There are no human resources implications.

Summary of sustainability impact

29. There are sustainability impact implications.

Summary of public health implications

30. There are no public health implications.

Summary of equality implications

31. There are no equality implications.

Summary of risk assessment

32. There are no risk assessment implications.

Background papers

BCP Council – Statement of Licensing Policy

<https://www.bcpccouncil.gov.uk/Assets/About-the-council/Statement-of-licensing-policy.pdf>

Hearing Regulations

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

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

https://assets.publishing.service.gov.uk/media/67b73b7b78dd6cacb71c6ac8/Revised_guidance_issued_under_section_182_of_the_Licensing_Act_2003_-_October+2024+_1_.pdf

Appendices

- 1 – Copy Application.
- 2 – Copy current Premises Licence.
- 3 – Copy Location Plan.
- 4 – Copy Premises Licence BH084904.

- 5 – Representation in support of application.
- 6 – Objection to the application.
- 7 – MSBHA Members Impact Statements.
- 8 – Petition.
- 9 – Responses from Responsible Authorities.
- 10 – Documentation in support of Premises Licence Holder.

[Insert name and address of relevant licensing authority and its reference number (optional)]

**Application for the review of a premises licence or club premises certificate 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 Mudford Sandbank Beach Hut Association MSBHA

apply for the review of a premises licence under section 51 / apply for the review of a club premises certificate under section 87 of the Licensing Act 2003 for the premises described in Part 1 below

Part 1 – Premises or club premises details

Postal address of premises or, if none, ordnance survey map reference or description	
The Beach House Café Mudford Sandbank Bournemouth Dorset BH6 4EW	
Post town Bournemouth	Post code (if known) BH6 4EW

Name of premises licence holder or club holding club premises certificate (if known)
The Beach House Cafe

Number of premises licence or club premises certificate (if known)
Not known

Part 2 - Applicant details

We are the Chair and Deputy Chair of the MSBHA, the residents association that represent all the beach hut owners on the sandbank.

Please tick ✓ yes

1) an individual, body or business which is not a responsible authority (please read guidance note 1, and complete (A) or (B) below)

✓

2) a responsible authority (please complete (C) below)

☐

3) a member of the club to which this application relates

☐

(please complete (A) below)

(A) DETAILS OF INDIVIDUAL APPLICANT (fill in as applicable)

Please tick ✓ yes

Mr ☐ Mrs ☒ Miss ☐ Ms ☐ Other title
(for example, Rev)

Surname

Bath

First names

Claire

I am 18 years old or over

Please tick ✓ yes
✓

**Current postal
address if
different from
premises
address**

[Redacted address]

Post town

[Redacted post town]

Post Code

[Redacted post code]

Daytime contact telephone number

[Redacted telephone number]

**E-mail address
(optional)**

[Redacted email address]

(B) DETAILS OF OTHER APPLICANT

Name and address

Darren Pidwell

[Redacted address]

Telephone number (if any)

[Redacted telephone number]

E-mail address (optional)

[Redacted email address]

(C) DETAILS OF RESPONSIBLE AUTHORITY APPLICANT

Name and address BCP Council Bourne Avenue Bournemouth BH2 6DY
Telephone number (if any)
E-mail address (optional)

This application to review relates to the following licensing objective(s)

- | | |
|---|---------------------------------|
| | Please tick one or more boxes ✓ |
| 1) the prevention of crime and disorder | |
| 2) public safety | ✓ |
| 3) the prevention of public nuisance | ✓ |
| 4) the protection of children from harm | ✓ |

Please state the ground(s) for review (please read guidance note 2)

Prevention of Public Nuisance

- The licence was originally granted for an enclosed café/restaurant with off-sales in sealed containers for beach hut residents and on-sales as part of a table-service restaurant.
- The premises has now fundamentally altered its operating model. The bar has been moved, enlarged, and operates in a festival-style, takeaway format, with significant alcohol sales unaccompanied by food.
- The structure is now open-air with open sides. Unlike the original enclosed premises, music and general noise are no longer contained, causing direct disturbance to nearby beach huts situated a minimum of five metres away. These are residential huts where owners look to relax, eat & sleep.
- This has led to an increase in noise, footfall, litter, and uncontrolled public drinking in areas outside the licensed boundary.
- The operation breaches the Mudeford Sandbank Management Plan and relevant environmental planning policies intended to protect the tranquility of this sensitive and residentially impacted location.

Public Safety

- The switch to high-footfall takeaway alcohol sales has created congestion and unmanaged drinking in the narrow and environmentally fragile sandbank.
- Open-air consumption, without defined seating that has approved planning consent or physical containment, poses increased risks of slips, trips, and accidents on the beach and adjacent walkways.
- The absence of clear control over where alcohol is consumed undermines the safe management of the premises and increases risks to the public.

Protection of Children from Harm

- The café has transitioned from a restaurant-based setting into an alcohol-led, festival-style venue. This exposes children and families using the sandbank to noise, drinking behaviour, and alcohol-related activities.
- Alcohol consumption now occurs openly outside the demised premises, making it unavoidable for children in nearby beach huts and on the beach to be exposed to such activity.
- This is contrary to the family-friendly character and expected use of Mudeford Sandbank.

Please provide as much information as possible to support the application (please read guidance note 3)

- The licence holder applied for a minor variation in 2019 before the full impact of structural and operational changes was known. The premises now operate in a way that is substantially different from the basis on which the licence was originally granted.
- The shift to an open-air, festival-style venue was not envisaged by the original licence conditions and has created ongoing negative impacts for residents and the wider community.
- A review is urgently required to realign the premises' operation with the licensing objectives and its original condition.

Steps Sought by Applicant

We respectfully request that the Licensing Committee consider the following steps (either individually or in combination):

1. Modification of the licence to restrict alcohol sales to table-service with food, as per the original intention.
2. Removal of permission for open-air bar service and restriction of sales to within an enclosed premises.
3. Imposition of conditions requiring effective noise containment, waste management, and defined seating/consumption areas.
4. Suspension or revocation of the licence if the premises cannot be operated in a way that upholds the licensing objectives.

Please tick ✓ yes

Have you made an application for review relating to the premises before

☐

If yes please state the date of that application

Day	Month	Year
<input type="text"/>	<input type="text"/>	<input type="text"/>

If you have made representations before relating to the premises please state what they were and when you made them

Please tick ✓

yes

- I have sent copies of this form and enclosures to the responsible authorities and the premises licence holder or club holding the club premises certificate, as appropriate ✓
- I understand that if I do not comply with the above requirements my application will be rejected ✓

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

Part 3 – Signatures (please read guidance note 4)

Signature of applicant or applicant's solicitor or other duly authorised agent (please read guidance note 5). **If signing on behalf of the applicant please state in what capacity.**

Signature *Darren Pidwell*

.....

Date 18th September 2025

.....

Capacity Chair MSBHA

.....

Contact name (where not previously given) and postal address for correspondence associated with this application (please read guidance note 6)	
Post town	Post Code
Telephone number (if any)	
If you would prefer us to correspond with you using an e-mail address your e-mail address (optional)	

Notes for Guidance

1. A responsible authority includes the local police, fire and rescue authority and other statutory bodies which exercise specific functions in the local area.
2. The ground(s) for review must be based on one of the licensing objectives.
3. Please list any additional information or details for example dates of problems which are included in the grounds for review if available.
4. The application form must be signed.
5. An applicant's agent (for example solicitor) may sign the form on their behalf provided that they have actual authority to do so.
6. This is the address which we shall use to correspond with you about this application.

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



Premises Licence Part A

Premises licence number: BH084783

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

The Beach House Mudeford Beach Sandbank

Post town: Bournemouth	Post Code: BH6 4EW
-------------------------------	---------------------------

Telephone number: 01202 423474

Licensable activities authorised by the licence:

Late Night Refreshment

Supply of Alcohol

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

Late Night Refreshment

Monday - 23:00 to 00:30

Tuesday - 23:00 to 00:30

Wednesday - 23:00 to 00:30

Thursday - 23:00 to 00:30

Friday - 23:00 to 00:30

Saturday - 23:00 to 00:30

Sunday - 23:00 to 00:00

Provision of late-night refreshments will take place indoors and outdoors.
--

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

Good Friday and Christmas Day – 23:00 to 00:00
--

Supply of Alcohol

Monday - 10:00 to 00:00

Tuesday - 10:00 to 00:00

Wednesday - 10:00 to 00:00

Thursday - 10:00 to 00:00

Friday - 10:00 to 00:00

Saturday - 10:00 to 00:00

Sunday - 12:00 to 23:30

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

Good Friday and Christmas Day – 12:00 to 23:30
--

New Years Eve – From start of permitted hours on 31st December to end of permitted hours on 1st January.
--

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

Alcohol will be consumed on and off the premises.

Part 2

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

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

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

3479536

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

Mr Kimberley John Slater

[REDACTED]

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

[REDACTED]

Annex 1 – Mandatory conditions

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

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

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

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

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

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

1.6. The responsible person must ensure that -

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

The Licensing Act 2003 (Mandatory Conditions) Order 2014

1.7.

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

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

Where –

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

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

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

Mandatory Conditions - (Embedded Restrictions) - Attached as part of Conversion Application under Transitional Grandfather Rights Restaurants/Hotels

- 1.8. The abovementioned restrictions on the times permitted to sell alcohol do not prohibit the supply to, or consumption by, any person of alcohol in any premises where they are residing.
- 1.9. The abovementioned restrictions on the times permitted to sell alcohol do not prohibit the sale of alcohol to a trader or club for the purposes of the trade or club.
- 1.10. The abovementioned restrictions on the times permitted to sell alcohol do not prohibit the ordering of alcohol to be consumed off the premises, or the despatch by the vendor of the alcohol so ordered.
- 1.11. The abovementioned restrictions on the times permitted to sell alcohol do not prohibit the taking of alcohol from the premises by a person residing there.
- 1.12. The abovementioned restrictions on the times permitted to sell alcohol do not prohibit the supply of alcohol for consumption on the premises to any private friends of a person residing there who are bona fide entertained by him at his own expense, or the consumption of persons so supplied.
- 1.13. The abovementioned restrictions on the times permitted to sell alcohol do not prohibit the supply of alcohol for consumption on premises to persons employed there for the purposes of the businesses carried on by the holder of the licence, or the consumption of liquor so supplied, if the liquor is supplied at the expense of their employer or of the person carrying on or in charge of the business on the premises.
- 1.14. The abovementioned restrictions on the times permitted to sell alcohol do not prohibit the sale or supply of alcohol to any canteen or mess, being a canteen in which the sale or supply of alcohol is carried out under the authority of the Secretary of State or an authorised mess of members of Her Majesty's naval, military or air forces.
- 1.15. Alcohol shall not be sold or supplied unless it is paid for before or at the time when it is sold or supplied, except alcohol sold or supplied;
 - 1.15.1 with and for the consumption at a meal supplied at the same time, consumed with the meal and paid for together with the meal;
 - 1.15.2 For consumption by a person residing in the premises or his guest and paid for together with his accommodation;
 - 1.15.3 To a canteen or mess

- 1.16. The consumption of any alcohol supplied shall be consumed by the end of the first thirty minutes after the permitted hours for the sale of alcohol.
- 1.17. The taking of alcohol off the premises shall take place by the end of the first twenty minutes after the permitted hours, and shall be supplied or taken in a sealed container.
- 1.18. No person under fourteen shall be in the bar of the licensed premises during the permitted hours unless one of the following applies: -
 - 1.18.1 He is the child of the holder of the premises licence;
 - 1.18.2 He resides in the premises, but is not employed there;
 - 1.18.3 He is in the bar solely for the purpose of passing to or from some part of the premises which is not a bar and to or from which there is no other convenient means of access or egress.
 - 1.18.4 The bar is in premises constructed, fitted and intended to be used bona fide for any purpose to which the holding of the licence is ancillary;

In this condition "bar" includes any place exclusively or mainly used for the consumption of intoxicating liquor. But an area is not a bar when it is usual for it to be, and it is, set apart for the service of table meals and alcohol is only sold or supplied to persons as an ancillary to their table meals.

- 1.19. The licensee shall have regard and comply with any relevant provisions of the following enactments during any licensable activities taking place on the premises: -
 - 1.19.1 Children and Young Persons Act 1933
 - 1.19.2 Cinematograph (Safety) Regulations 1955
 - 1.19.3 Sporting Events (Control of Alcohol Etc) Act 1985

Condition on Supper Hours Certificate - Attached as Part of Conversion Application under Transitional Grandfather Rights

- 1.20. The premises are structurally adapted and bona fide used for the purpose of habitually providing, for the accommodation of persons frequenting the premises, substantial refreshment, to which the sale and supply of intoxicating liquor is ancillary.

Annex 2 – Conditions consistent with the operating schedule

Prevention of Crime and Disorder

- 2.1 All staff involved in the sale of alcohol shall receive training 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.
 - 2.1.1 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 from other responsible authorities.
- 2.2 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 a licensing officer of the licensing authority or the Police, which shall record the following:

- (a) any incidents of crime and disorder
- (b) any refusal of the sale of alcohol
- (c) any visit by a responsible authority or emergency service
- (d) all ejections of patrons
- (e) all seizures of drugs or offensive weapons

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

The following conditions to be applied only when re-building works to the premises have been completed:

- 2.3 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 (unforeseen faults excepted).
- 2.3.1 All recordings shall be stored for a minimum period of 31 days with correct date and time stamping. Recordings shall be made available immediately upon the reasonable request of Police or an authorised officer of the licensing authority throughout the preceding 31-day period provided that such requests are in connection with the prevention or detection of crime and subject to current Data Protection legislation.
- 2.3.2 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 for licensable activities. This staff member must be able to show a Police officer or authorised officer of the licensing authority retained data or footage, subject to current Data Protection legislation, with the absolute minimum of delay when requested.
- 2.3.3 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.
- 2.3.4 The incident log referred to in condition 2.2 shall include in the list of matters to be recorded (f) any faults causing the CCTV system to be inoperable.

Protection of Children from Harm

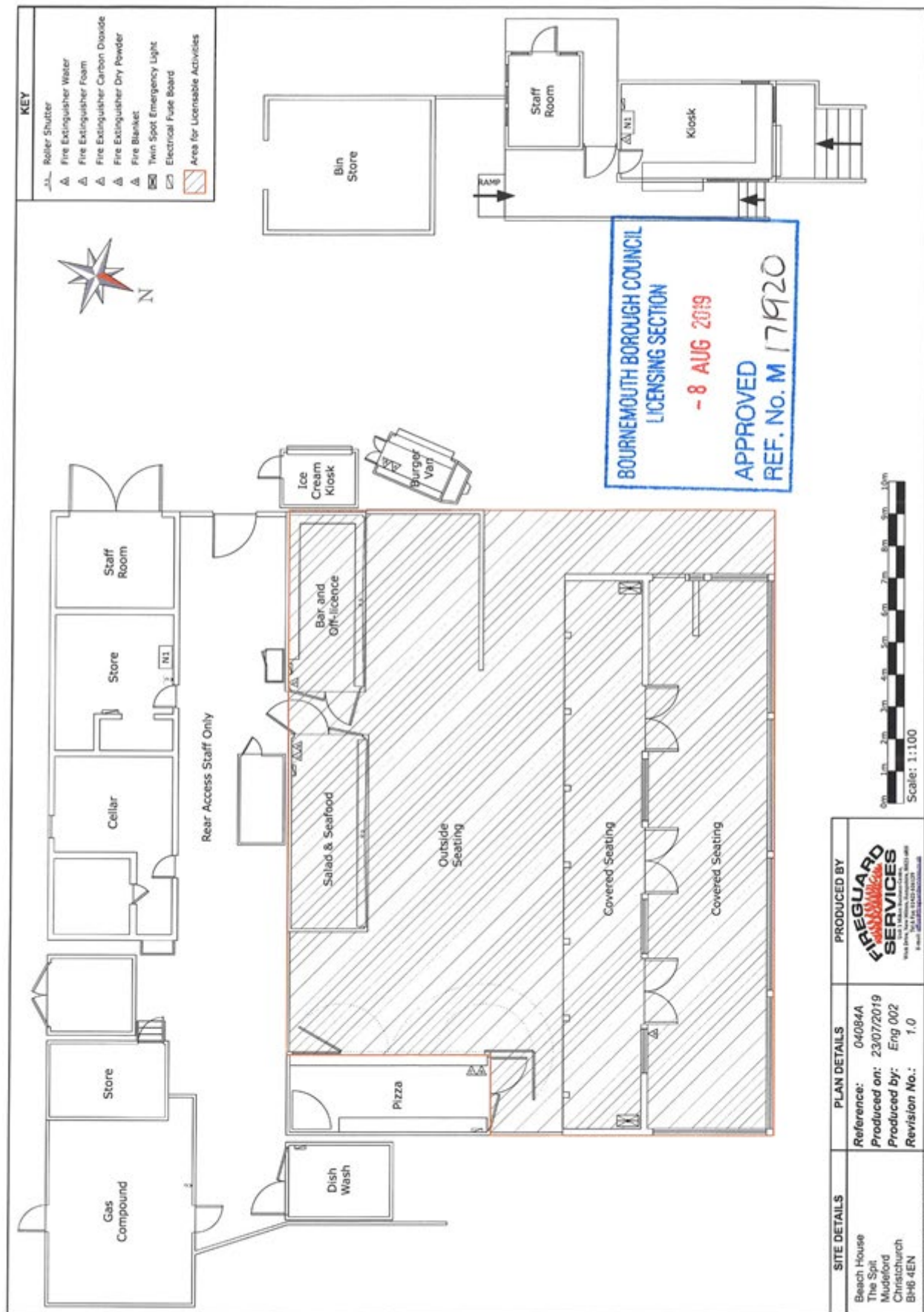
- 2.4 Challenge 25 proof of age scheme shall be operated at the premises where the only acceptable forms of identification are recognised photographic identification cards (such as a driving licence or passport / Holographically marked PASS scheme identification cards). Appropriate signage advising customers of the policy shall be prominently displayed in the premises.

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

None

Annex 4 – Plans

This licence is issued in accordance with the plan M171920, dated 08 August 2019, as attached.



Premises Licence Part B

Premises licence number: BH084783

Postal address of premises, or if none, ordnance survey map reference or description:	
The Beach House Mudeford Beach Sandbank	
Post town: Bournemouth	Post Code: BH6 4EW
Telephone number: 01202 423474	

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

The times the licence authorises the carrying out of licensable activities:
Late Night Refreshment: (Indoors and Outdoors) Monday to Saturday - 23:00 to 00:30, Sunday – 23:00 to 00:00 <u>Non-standard timings for provision of late-night refreshments</u> Good Friday and Christmas Day – 23:00 to 00:00 Supply of Alcohol: Monday to Saturday - 10:00 to 00:00, Sunday – 12:00 to 23:30 <u>Non-standard timings for the supply of alcohol</u> Good Friday and Christmas Day – 12:00 to 23:30 New Year's Eve – From start of permitted hours on 31st December to end of permitted hours on 1st January.

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

Name, (registered) address, telephone number and email (where relevant) of holder of premises licence:
Macemade Ltd, Midland House, 2 Poole Road, Bournemouth, BH2 5QY Email: info@boathouse.co.uk

Registered number of holder, for example company number, charity number (where applicable):
3479536

Name of designated premises supervisor where the premises licence authorises the supply of alcohol:
Mr Kimberley John Slater

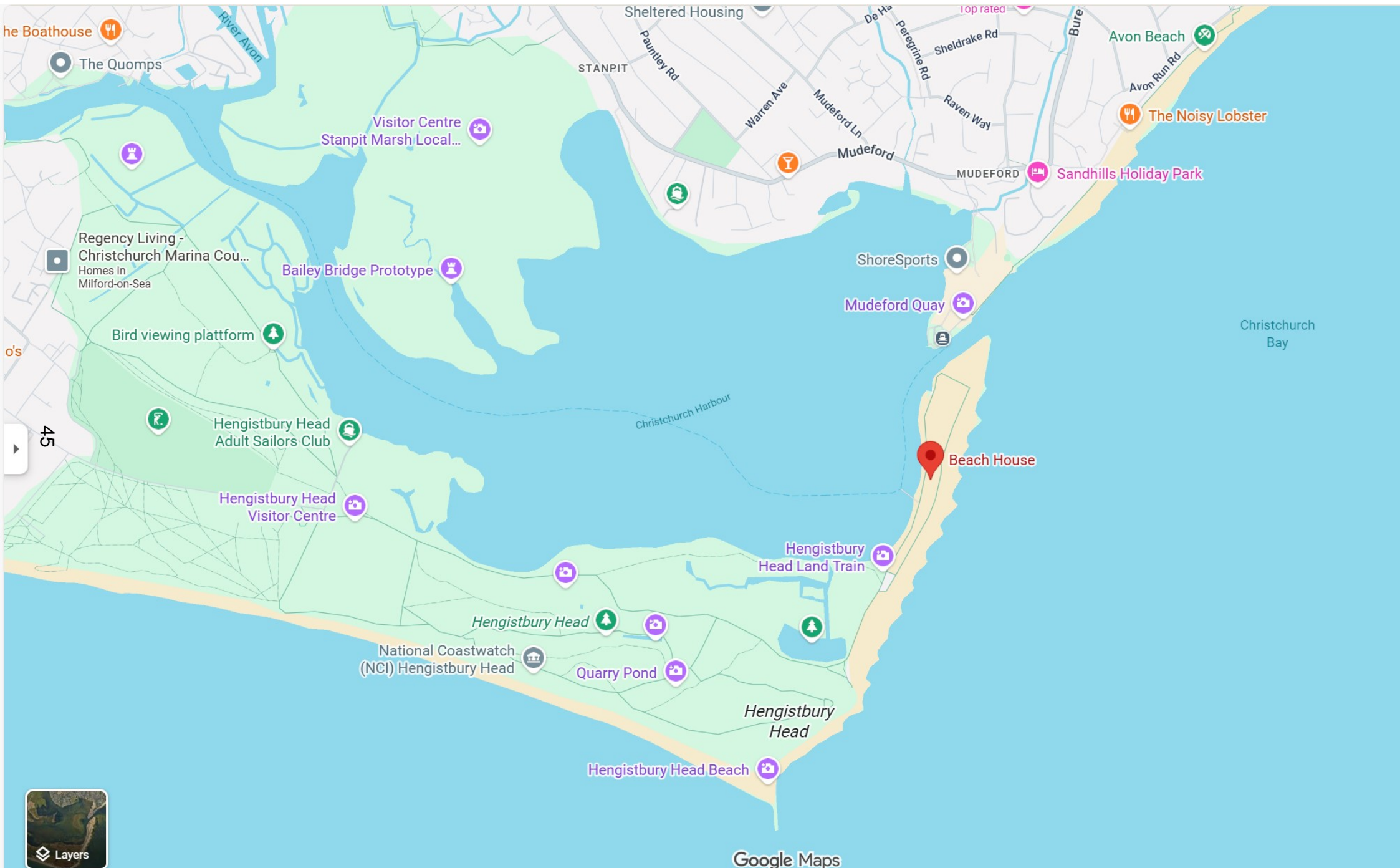
State whether access to the premises by children is restricted or prohibited:
N/A



Issued: 24 November 2005
Revised: 22 April 2020 [DPS Details Updated]

Mrs Nananka Randle
Licensing Manager

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



Premises Licence Part A

Premises licence number: BH084904

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

Mudeford Beach Off Licence Mudeford Beach

Post town: Sandbank	Post Code: BH6 4EW
----------------------------	---------------------------

Telephone number: 01202 423474

Licensable activities authorised by the licence:

Supply of Alcohol

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

Supply of Alcohol

Monday - 08:00 to 23:00

Tuesday - 08:00 to 23:00

Wednesday - 08:00 to 23:00

Thursday - 08:00 to 23:00

Friday - 08:00 to 23:00

Saturday - 08:00 to 23:00

Sunday - 10:00 to 22:30

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

Good Friday – 08:00 to 22:30

Christmas Day - 12:00 to 15:00 and 19:00 to 22:30

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

Alcohol will be consumed off the premises.
--

Part 2

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

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

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

3479536

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

Mr Kimberley John Slater

[REDACTED]

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

[REDACTED]

Annex 1 – Mandatory conditions

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

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

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

- 1.3.
 1. The premises licence holder or club premises certificate holder must ensure that an age verification policy is adopted in respect of the premises in relation to the sale or supply of alcohol.
 2. The designated premises supervisor in relation to the premises licence must ensure that the supply of alcohol at the premises is carried on in accordance with the age verification policy.
 3. The policy must require individuals who appear to the responsible person to be under 18 years of age (or such older age as may be specified in the policy) to produce on request, before being served alcohol, identification bearing their photograph, date of birth and either -
 - (a) a holographic mark, or
 - (b) an ultraviolet feature.

The Licensing Act 2003 (Mandatory Conditions) Order 2014

- 1.4.
 1. A relevant person shall ensure that no alcohol is sold or supplied for consumption on or off the premises for a price which is less than the permitted price.
 2. For the purposes of the condition set out in paragraph 1 -
 - (a) “duty” is to be construed in accordance with the Alcoholic Liquor Duties Act 1979;
 - (b) “permitted price” is the price found by applying the formula —

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

Where –

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

- (ii) the designated premises supervisor (if any) in respect of such a licence, or
 - (iii) the personal licence holder who makes or authorises a supply of alcohol under such a licence;
 - (d) “relevant person” means, in relation to premises in respect of which there is in force a club premises certificate, any member or officer of the club present on the premises in a capacity which enables the member or officer to prevent the supply in question; and
 - (e) “value added tax” means value added tax charged in accordance with the Value Added Tax Act 1994.
3. Where the permitted price given by Paragraph (b) of paragraph 2 would (apart from this paragraph) not be a whole number of pennies, the price given by that sub-paragraph shall be taken to be the price actually given by that sub-paragraph rounded up to the nearest penny.
4. (1) Sub-paragraph (2) applies where the permitted price given by Paragraph (b) of paragraph 2 on a day (“the first day”) would be different from the permitted price on the next day (“the second day”) as a result of a change to the rate of duty or value added tax.
- (2) The permitted price which would apply on the first day applies to sales or supplies of alcohol which take place before the expiry of the period of 14 days beginning on the second day.

Mandatory Conditions – (Embedded Restrictions) – Attached as part of Conversion Application under Transitional Grandfather Rights Off Licences

- 1.5. Alcohol shall not be sold in an open container or be consumed in the licensed premises.
- 1.6. The abovementioned restrictions on the times permitted to sell alcohol do not prohibit the sale of alcohol to a trader or club for the purposes of the trade or club.
- 1.7. The abovementioned restrictions on the times permitted to sell alcohol do not prohibit the ordering of alcohol to be consumed off the premises, or the despatch by the vendor of the alcohol so ordered.
- 1.8. The abovementioned restrictions on the times permitted to sell alcohol do not prohibit the sale or supply of alcohol to any canteen or mess, being a canteen in which the sale or supply of alcohol is carried out under the authority of the Secretary of State or an authorised mess of members of Her Majesty’s naval, military or air forces.
- 1.9. The licensee shall have regard and comply with any relevant provisions of the following enactments during any licensable activities taking place on the premises: -
 - 1.9.1 Children and Young Persons Act 1933

Annex 2 – Conditions consistent with the operating schedule

N/A

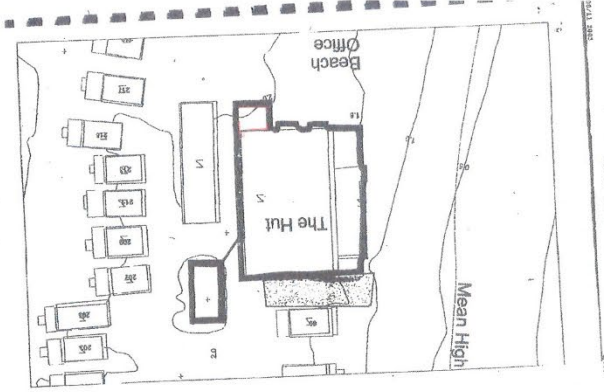
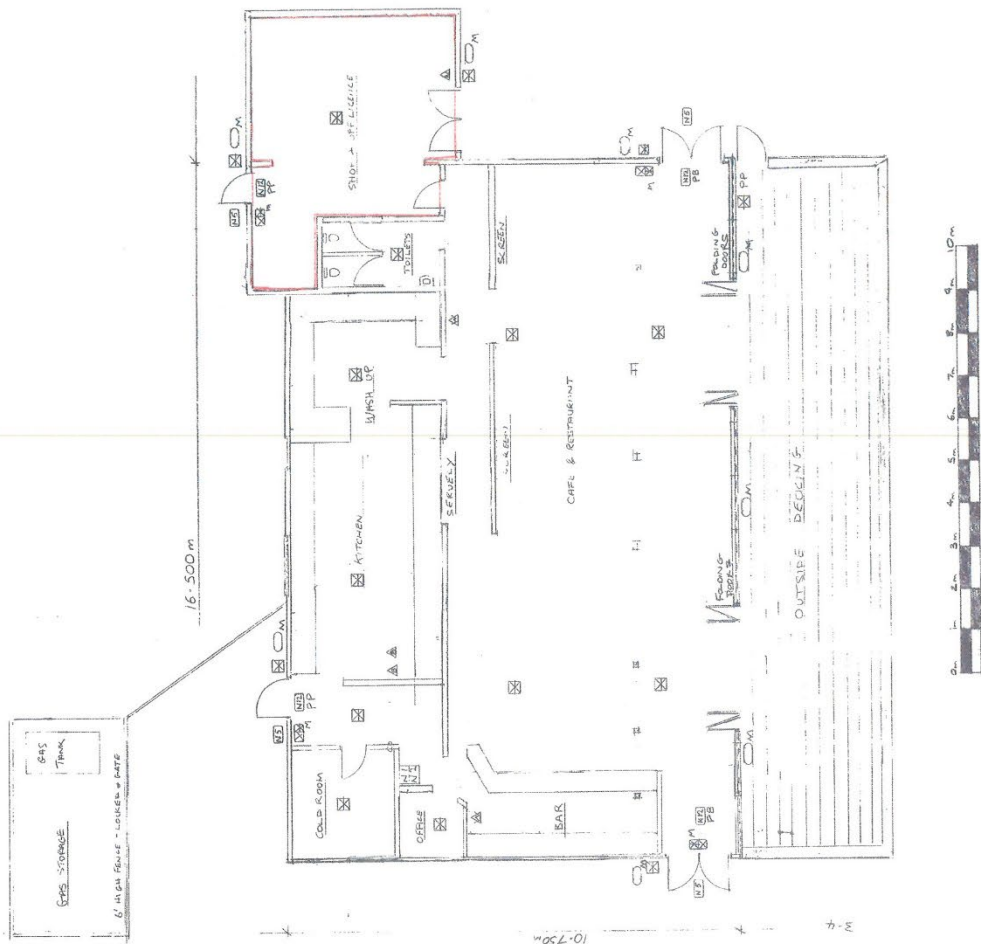
Annex 3 – Conditions attached after a hearing by the licensing authority

N/A

Annex 4 – Plans

This licence is issued in accordance with the plan M084904, dated 24 November 2005, as attached.

BOURNEMOUTH BOROUGH COUNCIL
LICENSING SECTION
24 NOV 2005
APPROVED
REF. No. M 084904



Date: 24.11.02
Scale: 1:50
Revised: 28.1.04
OFF LICENCE
PLAN VIEW OF THE HUT
NORMAN SHAW
NORMAN SHAW

Premises Licence Part B

Premises licence number: BH084904

Postal address of premises, or if none, ordnance survey map reference or description:	
Mudford Beach Off Licence, Mudford Beach Sandbank	
Post town: Bournemouth	Post Code: BH6 4EW
Telephone number: 01202 423474	

Licensable activities authorised by the licence:
Supply of Alcohol

The times the licence authorises the carrying out of licensable activities:
Supply of Alcohol: Monday to Saturday - 08:00 to 23:00, Sunday - 10:00 to 22:30
<u>Non-standard timings for the supply of alcohol</u>
Good Friday – 08:00 to 22:30
Christmas Day - 12:00 to 15:00 and 19:00 to 22:30

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

Name, (registered) address, telephone number and email (where relevant) of holder of premises licence:
Macemade Ltd, Midland House, 2 Poole Road, Bournemouth, BH2 5QY Email: info@boathouse.co.uk

Registered number of holder, for example company number, charity number (where applicable):
3479536

Name of designated premises supervisor where the premises licence authorises the supply of alcohol:
Mr Kimberley John Slater

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

Issued: 24 November 2005
Revised: 22 April 2020 [Update Details]


Mrs Nananka Randle
Licensing Manager

REPRESENTATIONS IN SUPPORT OF REVIEW APPLICATION**THE BEACH HOUSE, MUDEFORD BEACH SANDBANK, BOURNEMOUTH****SUPPORT REP # 1**

From: Glyn Gifford

Sent: 25 September 2025 13:25

To: Licensing Com

Subject: Public Notices and the Licensing register / BCP. Ref. M230822

I refer to the review , M230822. I am the owner of Mudeford Sandbar Beach Hut ■.

We have witnessed the vast increase in the Beach House facility which is having a very detrimental effect on the Sand bar and the pleasure of using our beach huts.

- the area the Beach House uses has expanded and now spills over much of the adjacent shore line and pathway making it at times difficult to negotiate the walking path.
- the noise created by this facility has dramatically increased and often goes on late into the evening.
- the increase in people puts greater pressure on the nearby toilet facilities (toilet blocks 3 and 4).
- the public waste bins are also under pressure from the cafe waste.
- the greater use of the sale of alcohol is creating a lot more noise and anti social behaviour on the Sandbar.

All of the above needs to be controlled not only from an environmentally sensitive area but also from an enjoyment of using the Sandbar and Beach hut point of view.

Please consider,

The hours of which alcohol can be sold.

The area where alcohol can be consumed.

The control of noise and behaviour.

This is ment to be an eating establishment with alcohol available not an open bar on the beach The effect on the sensitive environment.

Yours sincerely,

SUPPORT REP # 2

From: Colin Mansfield

Sent: 26 September 2025 10:32

To: Licensing Com

Subject: Application number M230822

BCP Licensing, M230822. Mudeford Sandspit cafe

We write on the above application at Mudeford Sand Spit and wish to give you our concerns as a near by resident as our beach hut is close to the site.

We feel the previous restaurant with shop incorporated was just right for this location and environment.

Our objections to the current set up are as follows

1. The current set up is all take away food and drink this gravitates along the spit and leads to much Noise, Litter, Toilet queues, and general drink related issues.
2. The previous restaurant was contained and a real pleasure to visit, however upon the restoration after the fire was made into a sort of beach bar come takeaway establishment which was not in keeping with the previous Street Scene.

So to conclude we feel let down by BCP planners, because the current state when the premises have spread out into the residential hut area with many extra tables and chairs along the sand generating noise next to residential huts. As many hut owners have their own tables these are being used by the cafe customers.

Thank you from

SUPPORT REP # 3

From: Russell Baldwin

Sent: 28 September 2025 17:47

To: Licensing Com

Cc: Darren Pidwell

Subject: THE BEACH HOUSE at MUDEFORD BEACH SANDBANK - License Review
REF M230822

Dear Sirs

I am writing to request the licensee adheres to the requirement to restrict alcohol sales to table service with food and defined operation within the premises footprint.

The changes have been noticeable since the pandemic and I have observed the following:

1. Securing Public Safety – there are regular occurrences of boats attending / rafting up outside the Beach House with people walking through the water carrying trays of beers for occupants – this encourages danger on the water
2. Preventing Public Nuisance – there has been a significant increase in the number of people sitting and drinking on the tables outside the Beach House, foul language and raised voices – this does not meet with the objective of the Management Plan – if alcohol sales are restricted to with food and within the premises the public nuisance would be largely mitigated

Please take the above into consideration when reviewing the license.

Many thanks

SUPPORT REP # 4

From: Charles Heygate

Sent: 29 September 2025 12:31

To: Licensing Com

Subject: Beach house Mudeford Sand spit alcohol licence

I note the licence application for this property and would like to make a comment on this

The Beach House is a great facility on the sand spit but it has changed over the years that we have been visiting . The balance has changed from an eating place that serves alcohol

, to a destination drinking place which also serves meals. At times it is very noisy, especially as the outside space has grown.

As a family friendly seaside place it would be inappropriate for it to convert to a pub attracting lots of customers from off the spit but ideal as a place to eat and drink for those visiting the Spit

SUPPORT REP # 5

From: Suzie Bath

Sent: 01 October 2025 14:47

To: Licensing Com

Subject: M230822 Beach House Café, Mudeford Sandbank

Hello there,

I am writing regarding the Beach House Cafe in Mudeford, as I know their licence is being reviewed.

I am 37 years old and have been visiting the sandbank since I was a baby, our family have a number of huts along the sandspit.

When Kim Slater took over the Beach House it was really something special, he invested a lot of money into a beautiful renovation and set up a fantastic team. Both my sister and I happily worked there during summers in our teenage and university years. The food was fantastic, the setting was upmarket and it added to much value to the sandbank.

Sadly I can hardly recognise the Beach House in its current incarnation. After the fire we were told that the current setup was a temporary solution but now, six years later, it is clear that that is by no means the intention of the owner.

I am now a mother to a 2 year old and it saddens me that when I put her to bed at night I can hear loud music, rowdy crowds and an almost festival like atmosphere each evening. When I was a child we would only hear a few boats and perhaps some older children playing happily. Formerly at the Beach House restaurant there would be wonderful live musicians, not DJs. We live in London and come to our beach hut for peace, not to be bothered by more noise pollution.

One sunny Sunday afternoon this summer I was walking with her around our hut and we came across a man urinating between the huts, this is truly appalling and shocking for my daughter who is so young. He proclaimed the queues were too long at the public loos, he was clearly drunk. Of course, the old Beach House structure had its own bathrooms so this was not an issue. But also the fact that it was table service and not a take away bar discouraged, in my opinion, casual drinkers.

Furthermore, I cannot begin to express how frustrated and sad it makes me to see how much more rubbish there on the beach with this new take away set up. I take my daughter there in the evenings and spend my time picking up straws, plastic cups, pizza boxes and all sorts of other things. I cannot understand how in 2025 when we are all so much more aware of sustainability and the challenges our planet faces that we are allowing a business to actively promote single use plastic. Let alone allowing that business then to have zero social responsibility to clean the surrounding beaches of its litter.

I am calling for the Beach House to be returned to its original format, a sit down, enclosed restaurant. Should the current owner not be able to afford to fund this transformation then I know a number of people who would, my husband who owns 35 hospitality

establishments in London, for one. Therefore should the current owner be unable to complete the works, the lease should be put back out to tender.

I am happy to discuss this matter further should it be of interest to you.

Thank you for considering my views.

With kindest regards,

SUPPORT REP # 6

From: James Pratt
Sent: 01 October 2025 18:18
To: Licensing Com
Subject: Reference M230822

We write in respect of The Beach House on Mudeford spit. Reference M230822. Local residents and visitors previously experienced a quiet café setting where alcohol was purchased in sealed containers and taken away. The change to a bar model has dramatically altered the atmosphere. Live music is now broadcast across the beach and surrounding area, rather than contained within a building. Without food being served alongside alcohol, the focus has shifted to drinking rather than café culture. This has created a less family-friendly environment, with noise, litter, and alcohol-related behaviour extending into shared community spaces.

We've also noticed more litter, particularly discarded plastic cups, straws and napkins. The open-air bar encourages people to drink all along the beachfront and green areas, which are already fragile environments.

Please put restrictions in place to return the venue to one which respects its unique environment which is quickly being eroded through over commercialisation and uncontrolled alcohol consumption outside the original site.

Yours sincerely

SUPPORT REP # 7

From:
Sent: 03 October 2025 13:00
To: Licensing Com
Subject: M230822

Dear Councillor

Whilst I do not own a beach hut at Medford I am a local resident who visits the beach at Medford regularly, and am disappointed in the changes that have happened at the Beach Hut cafe over the recent years. It has developed from a small cafe on the beach to a much bigger and noisier premises. I am sure that the changes are due to the type of people that can now afford to buy the beach huts. In 1996 I was interested in buying a beach hut which was then priced at £16,000. The current price is around £250,000. so the demographic has changed. The type of people that can now afford to buy a beach hut expect all the razzmatazz, which is a shame for the families that just love the natural beauty of the area.

I hope that the Council will restrict the licence to alcohol only with food and music to non amplified to restrict the noise level for the families with children that just enjoy the peace and quiet. A balance between the loud revelers and the nature lovers could be obtained. Don't spoil the area for a few at the expense of the majority.

Regards
Beryl de la Feuillade

SUPPORT REP # 8

From: Nicholas Goddard
Sent: 03 October 2025 15:37
To: Licensing Com
Subject: Licensing Of Mudeford Beach Hut Cafe, M230882

Dear Sir/Madam, I attach my comments to the review of the license for the Mudeford Sandbank Beach House Cafe, M230882.

Please acknowledge the safe arrival of this email and attachment.

Thank you, Nicholas Goddard

Licensing@bcpcouncil.govuk
M230822 Beach House Cafe, Mudeford Sandbank

Beach Hut ■■■, Mudeford Sandbank.

I grew up in the 60s on a beach in Devon and was fortune enough to spend two thirds of the year of a well-spent youth as a deck-chair attendant and gopher for a self-drive motor boat and day-hut rental business.

I was introduced to Mudeford Sandbank in 1976 which rekindled my appreciation of beach life and I purchased a beach hut in 1981. At that time, the beach cafe had table service of home-made style meals within the premises, and a well stocked shop, the speciality being the one penny sweet treats for the nippers. However, my rose-tinted spectacles have become clouded over the last few years.

I draw the attention of the authority to the four primary licensing objections and I am sure the committee will consider in detail the objections which will be put forward by the many worthy organisations with an interest in the well being of Hengistbury Head and Christchurch Harbour, including the MSBHA, the nearest neighbour to the now predominately take-away food and booze vendor.

How much time have you got to listen to my personal objections ?
The noise and rowdy behaviour at weekends, the steady stream of commercial vehicles throughout the day, the queues of bar clients

thronging to Toilet Block 3 at night [with some choosing to do their duty between the huts], the foreshore sprawl of tables and litter which greets me each morning, etc, etc.

Has Mudeford Sandbank become exempt from the PSPO which I presumed covered all of the BCP beaches?

I wish the committee to refuse the license in its current form or apply strict conditions for its continuation.

Dr. N. Goddard, [Bournemouth Resident.]

SUPPORT REP # 9

From: Jojo Huggins

Sent: 03 October 2025 15:41

To: Licensing Com

Subject: Public Concern

Dear Licensing Committee,

Since the fire, the Beach House café structure at Mudeford Sandbank has been replaced with an open-air facility, the absence of an enclosed structure with designated seating areas has resulted in commercial drinking spilling directly into protected land. The surrounding area is not just ordinary open space, but designated Green Belt, SSSI, SPA, and Ramsar site. These protections are in place because of the fragile ecological value of the site. Increased alcohol sales, particularly through a bar operation, risk littering, disturbance to wildlife, and erosion of the special character of this environment. The use of single-use plastic glasses further compounds the environmental damage.

With no walls or seating areas defining the café, alcohol drinkers are free to wander anywhere to consume their take away drinks. Previously, alcohol was only sold in sealed containers to be taken away to beach huts, now, it feels unmanaged, we used to love the peaceful, natural beauty of Mudeford Sandbank, it now often feels like an Ibiza rave with loud music spilling out, and has spoiled our enjoyment of the area which we believe should be protected for future generations.

Thank you for taking account of my views,

Jojo Huggins

SUPPORT REP # 10

From: Bob Eveleigh

Sent: 06 October 2025 17:24

To: Licensing Com

Subject: Mudeford Sandbank Beach Café ref M230822

I have attached our comments on the above.
Thank you for giving this matter your consideration.
Bob Eveleigh
Hut ■
Mudeford Sanbank

BCP Licence Comment from Hut ■ (M230822)

Like other beach hut owners, we look forward to having a proper beach hut café with a pleasant dining experience, shop, toilet and take-away option.
However, this facility must be built within the original café footprint (before the fire) and not the enlarged area of the temporary arrangement that has gradually crept up well over the original footprint.

Before the fire the dining arrangement encouraged people to eat and drink inside the café, the current temporary dining operation is to take-away food and drink and this has resulted in visitors eating and drinking at the unlicensed tables or around the beach area. This makes it even more important for eating and drinking to be restricted to inside the café.

We must point out that the BCP council officers are very strict on controlling the template, height and glass volume on every beach hut, it would surely be unacceptable if they did not maintain their strictness with this commercial beach property?

From a licensing point of view there seems to be no control from BCP officers for noise at the existing café. At times the live and DJ music has been so loud that conversation in neighbouring huts has been impossible. For example on one occasion this last summer, it was possible to hear every word in a live performance when one of us was in Block 4 toilets!

SUPPORT REP #11

From: John Timms
Sent: 06 October 2025 21:35
To: Licensing Com
Cc: Claire Bath; Mary Timms
Subject: Objection to License application M230822 for The Beach House, Mudeford Sandbank

Dear Sir,

I am writing as a close neighbour (Hut ■) to the Beach House on Mudeford Sandbank.

I have on numerous occasions witnessed drunk and disorderly behaviour by clients of the Beach House, not just late in the evening, but also witnessed by my young grandchildren in the middle of the day.

Also the music is often too loud and impinges on our enjoyment of what should be a quiet and peaceful family area.

I strongly object to the M230822 license application for the following reasons:

1. Public Safety

- The original café building no longer exists; it has been replaced by an open-air bar with minimal physical boundaries and unrestricted public access.

- Patrons are consuming alcohol in front of beach huts and across the beach area, without adequate supervision or control by the operator.
- The absence of a defined structure or enclosure significantly hampers the supervision of patrons and increases the risk of accidents or safety incidents.

2. Protection of Children from Harm

- The beach huts are regularly used by families, including children and grandchildren, who are now exposed to a bar-like environment and alcohol-led activity.
- The character of the area has shifted from a family-oriented setting to one centred on alcohol consumption, which is inappropriate for this location.
- The premises are situated within designated and protected land (Green Belt, SSSI, SPA, and Ramsar). The introduction of uncontrolled drinking and associated noise and disturbance is inconsistent with the intended use and protection of these sensitive areas.

3. Prevention of Public Nuisance

- Live music and amplified sound now carry across a wide area, including directly into the beach hut vicinity. The operator actively promotes large gatherings through social media and its website, which describes the venue as a “festival-style” set-up featuring live music and DJs.
- The resulting noise levels, crowd activity, and general disturbance prevent hut owners and families from peacefully enjoying their licensed areas, contrary to the terms of their hut licences and the Beach House Lease conditions.
- The use of single-use cups and the associated littering adversely affect the cleanliness, amenity, and character of the beach environment.

4. Prevention of Crime and Disorder

- The premises have evolved from a modest, food-led café and shop into an open-air bar.
- Alcohol is now being sold independently of food, increasing the potential for disorderly or antisocial behaviour.
- The provision of drinks in disposable plastic cups encourages immediate on-site consumption rather than controlled takeaway, reducing the operator’s ability to monitor and manage alcohol use effectively.

Consequently please refuse this license, or, at the very least, apply restrictions to require that alcohol is only to be served with food, that music should not be amplified and definitely reduce the hours when alcohol is served.

John Timms,
Hut ■
Mudeford Sandbank

SUPPORT REP #12

From:

Sent: 07 October 2025 14:47

To: Licensing Com

Subject: Beach House Café Licence Review - Mudeford Sandbank BH6 4EN - Application Number M230822

Dear Sir/Madam

My family has been fortunate to own a beach hut on Mudeford Sandbank since 1949 and I have been a beach hut resident for 70 years. This affords me a long-term perspective, as one who is deeply committed to Mudeford Sandbank, both emotionally and financially.

When the alcohol licence for the beach café was first granted back in the mid 1970s, it was to enable beach hut residents and others to enjoy a quiet glass of wine with an evening meal on specified occasions. In the intervening period, the provision and consumption of alcohol have been extended so that it is now available all day and alcohol is currently a major feature of the mass advertising of the music and other events in the café. These events regularly spill out onto the beach, creating undue noise and litter from take-away facilities. The pressure on toilet facilities is considerable, rendering them unpleasant for visitors and residents alike.

Increasing commercialisation seems to me to be totally inappropriate in a protected natural environment known for its beauty and sense of peace, notwithstanding the fact that Mudeford Sandbank is a family-orientated beach where visitors and residents alike bring their children to enjoy its special characteristics.

Sadly, my children and grandchildren have been exposed to and suffered from loud, drunken behaviour of café customers, both during the day and late at night and have had their safety compromised by those who, having had 'a good time', get into boats and cast off from the crowded area outside the café with alcohol blood levels that would result in a hefty fine, if behind the wheel of a car. In my opinion it is only a matter of time before there is a serious accident.

Recently, an application for a licence for a floating restaurant sited on the water adjacent to the beach was rejected on the basis of safety, noise and potential nuisance etc. It would seem to me that the outside tables in front of the café, in particular, could be seen to generate similar adverse conditions.

I would very much like to see the café return to its original remit: to provide indoor facilities for families to eat and drink when visiting the beach. I have no objection to alcohol being served alongside a meal, within the confines of the building. However, I do object to any and every attempt to make this beautiful, natural environment into an aggressively-advertised venue for the consumption of alcohol and the provision of loud music, especially late in the evening.

I trust that, in the review of the licence, due consideration will be given to the visitors and beach residents who seek to enjoy the unique character of Mudeford Sandbank.

Elizabeth Pritchard

Hut ■

Mudeford Sandbank

SUPPORT REP #13**From:** Tony Webb**Sent:** 08 October 2025 13:17**To:** Licensing Com**Subject:** COMMENT ON M230822 BEACH HOUSE CAFE**COMMENT ON M230822**

I have had the privilege of being a Mudeford Sandbank resident for all of my sixty six years. As a child I was allowed to roam free because it was a safe haven for children to play, only returning to our huts for mealtimes and bedtimes. My parents were happy with this because there was not the number of people there is today enabling the community to keep an eye on each other's kids. The same was true when my children were small in the 90s. It was the best place for kids to grow up as it was not only a safe place to play but a place to learn life skills, swimming, rowing and sailing. Sadly, this is something that can no longer happen due to the increase in footfall and loutish drunken behaviour of the day trippers treating the place like it's beach rave in Magaluf. A direct result of the Beach House selling alcohol in take away single use plastic glasses all day. The sale and consumption of alcohol used to be contained within the building, preventing the drinking from spilling out on to the sandbank.

The noise from the Beach House has become unbearable since the fire. Many events, that are widely advertised, are held during the summer months. These include live music and or a DJ playing music at unacceptable levels. It ruins the day for many. The vehicular traffic supplying the Beach House has grown exponentially over the years, making an extensive part of the sandbank unsafe for children. Much of the traffic being alcohol deliveries.

I was manager of the cafe and shop for three years in the late seventies at which time the shop occupied a third of the building and supplied the same stock as a mini-mart, everything one would need from food, books and magazines, daily newspapers, hygiene products, sweets, fresh vegetables, canned goods, cakes and pastries, meats, beach goods etc, because that's what our lease dictated as I believe it does today. The current shop has virtually none of the aforementioned on offer. We had a licence to sell alcohol but only as off sales in sealed cans or bottles primarily for the hut residents. Not an unrestricted open bar as it is today.

The Mudeford Sandbank management plan states clearly that quiet and relaxation should be maintained. It isn't. Far from it. My hut is close to the Beach House on the harbour side near the jetty. I have witnessed on many occasions groups of drunken people staggering around trying to get on the jetty or looking for the toilets. If they don't find the loos, or if the loos are busy they will urinate, and worse, in between the huts. When challenged they become menacing, threatening violence. Some have threatened to burn my hut down. Again, this is a direct result of the Beach House alcohol sales. As all hutters I am happy to share the beach with day trippers as long as they behave in a civilised manner. This won't happen under the present conditions. The alcohol consumption must be contained with the premise of the Beach House.

SUPPORT REP #14**From:** Paul Owen**Sent:** 08 October 2025 13:35**To:** Licensing Com**Subject:** The Beach House - Review - East Southbourne & Tuckton

To Licensing Committee

Please find attached my representation in respect of the review of the licence for the Beach House at Mudeford Sandbank.

Also attached are some supporting videos.

Kind Regards

Paul Owen

Personal Statement by Paul Owen to BCP Licensing Committee considering application by The Beach House, Mudeford Sandbank.

I have owned the same hut on Mudeford Sandbank, close to the Beach House café, for 40 years. For much of that time, the area grew slowly in popularity, but the restaurant remained a low-key venue enjoyed by hut owners and visitors who valued the tranquillity promoted by the Sandbank's Management Plan.

Over the past six years, however, visitor numbers have risen sharply, and the café has become louder, busier, and more brash. The tranquillity is now frequently compromised. Many people treat the Sandbank as if it were a holiday park, where a party atmosphere is acceptable. In reality, this is a residential area within the green belt and close to a SSSI.

Owners pay council tax because huts are considered residences. More importantly it is a community. My hut is a home, where I work, meet friends and family, read, rest, and enjoy peace.

Hut owners take care not to disturb their neighbours. We do not play music or radios at a level that can be heard outside our huts. While celebrations do occasionally happen, there is a culture of respect and give-and-take among neighbours. Unfortunately, the café does not follow these principles.

When the current tenancy began around a decade ago the manager would consult neighbouring huts to avoid disturbance, but this no longer happens. The tenancy lease (section 14.6.1) requires the tenant not to cause nuisance, annoyance, or disturbance to neighbouring huts, yet live music and DJs now regularly create exactly that. A DJ's purpose is to generate a party atmosphere, but in an open-air setting the noise carries far beyond the venue. Not once have I been consulted even though it must be self-evident to the organiser that they are causing a disturbance.

As a result, many weekends and even weekdays are disrupted. At times the music is so loud that, even with windows and doors shut, it competes with conversation or with our own radio. Quiet activities like reading with the doors open become impossible. The huts are not insulated like conventional homes, so the impact is greater. Needless to say, sleep is difficult on these occasions. I have attached a few videos demonstrating the noise levels to which we are often subjected.

In fairness, when only quiet background music plays, it is not an issue. I have occasionally asked staff to reduce the volume of ambient recorded music, and they have usually obliged. However, during larger events with live music or DJs, it is daunting to raise concerns when they are in full-swing, and I have been told the management claim the volume is beyond their control. I was driven to make a nuisance report (NR203062) to BCP about the volume of music from an event on 22 August 2025. I could accept occasional events a few times a year, but they have now become regular occurrences,

especially at weekends. As a result, we often avoid visiting then to escape the disturbance.

The café's sale of takeaway alcohol and the addition of outdoor seating have also fundamentally altered the atmosphere. The original licence was meant solely for the sale of alcohol with meals and off-sales from the shop, not the operation of a beach bar. In the surrounding areas, outside of a contained premises, this has led to antisocial behaviour, noise and disturbance alongside littering from plastic cups discarded across the Sandbank. I have witnessed foul-language, arm-wrestling, and vomiting, even while queuing with young grandchildren for an ice cream. This is not what the Sandbank is meant to be. A space that should feel safe for children has instead been undermined by behaviour more suited to parts of Bournemouth beach — but unlike there, we cannot simply move elsewhere. This is our home.

The tenant may highlight the popularity of events as evidence of demand, but that reflects only one side of the equation. It overlooks those who seek the Sandbank's tranquillity — an alternative to other parts of Bournemouth beach — and are discouraged from visiting as a result.

In plans submitted by the tenant to rebuild the café after the fire in 2018, we were promised we would only hear 'the wind and the waves'. In April this year, at a meeting with hut owners, the tenant's representative advised that the sound technology planned for the rebuild would mean we would 'hear nothing' outside of the venue. I ask the Licensing Committee to impose conditions on the licence which will ensure this commitment is met and that alcohol sales are restricted to being served with food.

**** Video Footage provided x 3 – with titles of when taken**

SUPPORT REP #15

From: tom goddard-fenwick
Sent: 13 October 2025 14:03
To: Licensing Com
Subject: Beach House Cafe

Beach House cafe. M230822.

The cafe and shop has changed beyond all recognition under the existing operator. It is obvious the Tenant is only interested in a "Bar on the Beach" type set up, using social media to advertise live music and calling it a Festival type set up.

This encourages people to come and consume amounts of alcohol.

The area around the Bar is expanding into an extension of the premises.

This is not great as there are many large delivery vehicles that come into this area.

Beach Hut owners close by, like myself, get large crowds congregating, that are noisy because of the demographic that this type of set up attracts.

I can easily hear the piped music that plays at the bar, from about 9.30am till close during the summer holiday period.

When there is a DJ or live music, this is easily audible inside the close huts, making them no place of enjoyment.

People will get their drinks and look to sit on anything close by. Hut owners Picnic benches, Hut platforms and anyone's boat

You can get a lot of verbal abuse if you ask them to move.

There is always a lot of litter in this area. Myself and others pick this up every day. For two Summers I have seen rats around the bin compound opposite the bar entrance at dusk.

There is no on site supervision of the beach or bar activities, as there used be when a beach Superintendent was resident there.
So there can be unrestricted activity.

The Beach huts in the nearby area feel like living in a " Big pub beer garden". This is not great for older people like me, who would like the return of some nice beach tranquillity.

People sometimes go between the huts to urinate, even during the day. I have seen this on numerous occasions and caught people twice between mine and my neighbours' hut.

As This area falls under protected green belt, SSSI, SPA, Ramsar. I think drinking of that format should be restricted and to protect the beach hut families in very close proximity. Restricting times when alcohol can be bought, and then only with food. Along with no loud or constant piped music would help.

The demographic of the drinking, fast food culture business model is not one that fits well with the area, especially in a residential environment.

Tom Goddard-Fenwick. Hut ■.

SUPPORT REP #16

From:

Sent: 13 October 2025 14:51

To: Licensing Com

Subject: licencing application M230822, Beach House Cafe

Licencing application M230822, Beach House Cafe

We are writing with reference to the licencing application for the Beach House Café, on Mudeford Sandbank. Having spent the summer in our beach hut ■, it has become apparent that the cafe is now serving alcohol throughout the day whether people are consuming meals or not and has become an open air bar. As a result people are spilling out all over the beach leaving vast quantities of plastic and rubbish in what is supposed to be an SSSI This is surely environmentally unacceptable and must contravene the Mudeford Sandbank Management Plans aim to preserve and enhance the area's special qualities

It appears that the cafe management advertises itself on social media and on a number of occasions during the summer has hosted live music evenings to the detriment of those trying to get children asleep or just hoping for a peaceful evening. More people more alcohol more plastic! The beach used to be a family friendly place. Now it's more of a drinker's paradise

We understand that the cafe has temporary planning permission until the permanent restaurant is constructed. We would ask that alcohol should be served only with food and kept on site (in other words, that there should be no stand alone bar)and that no amplified music should be allowed. The drinking club culture which is currently evident at the cafe is unsuitable in this special environment where families come to enjoy their holidays and spend a relaxing time together, peacefully.

Tim and Sally Priddle
Hut ■ Mudeford Sandbank

SUPPORT REP #17

From: Richard Bath

Sent: 13 October 2025 09:33

To: Licensing Com

Subject: Breach of licence

Importance: High

Dear Licensing committee,

I write as a resident of Mudeford Sandbank. Our hut is situated around 43 meters to the south of the Beach House Café. We have owned our hut for over 44 years and now four generations of our family enjoy living in this unique place. We are residents and pay council tax to BCP council, our licence allows us to sleep in our huts from 1st March through to 31st October and our hut is regularly occupied overnight.

Sadly since the fire in 2018 the Beach house operation has changed dramatically which has had a negative effect on our enjoyment of Mudeford Sandbank.

What used to be a relatively small, family friendly restaurant, serving alcohol with meals has gradually over the years since the temporary planning was put in place, changed into primarily a loud bar on the beach. The Beach House has a very proactive social media presence with thousands of people encouraged down to this bar for live music and themed events.

The pure pressure of customers spills over into the surrounding areas with take away plastic cups of beer and cocktails. We have three young children in our family with another baby on the way. Unlike my childhood where the unspoiled peaceful charm of the sandbank allowed me to roam with my friends along the Harbourside and beach, this isn't now possible given the number of drunken revellers who have spilled out onto the beach from the café.

There are no toilets now and the café customers use the public toilets just along from our hut. So we have a constant stream of people holding take away alcohol walking past the back of our hut where children are playing. As the day goes on their behaviour becomes more driven by alcohol with raised voices and high emotions being expressed in close proximity to young children. The toilets often get blocked, there are only three for each sex and then we have seen people peeing between the huts.

The waste from take away food and drinks is out of control, all going into the council bins in black bags from the cafe, often overflowing by the end of the day. Litter is left around the beach and the benches which they don't have planning permission for on the Harbourside.

The music is so loud from the open air set up that you don't have a choice if you want to listen to it or not, it is really dominant. I attach video clips from the back of our hut to illustrate the difference between no music and the live music promoted by the owner.

To supply the operation with adequate beer and provisions, commercial vehicles are a regular disturbance from early morning and also a danger to children who should be able to play on the shore without risk from being run down by a juggernaut. I attach a video taken from our upstairs window when we were woken up to the sound of multiple vehicles supplying beer kegs and other items.

Prior to the fire, the beach house had to only use one vehicle that met contractors at

their other venue in Christchurch to pick up all supplies in one journey. That obviously isn't possible now, given the huge demand they have generated for alcohol on the beach.

The ferry is overwhelmed by the number of people and long queues form along the shoreline, many needing the toilet facilities.

We live here in very close proximity to the cafe, and although this type of venue might be appropriate in the town centre or along Bournemouth Beach, it is totally inappropriate in the environmentally protected area that Mudeford Sandbank is meant to be.

I believe they are using their original license which was issued for an enclosed building with table service alcohol with food and doors that were closed during the evening to protect residents from noise. The only off sales were for bottles of wine and beer sold from the shop mainly for the beach hut owners to consume. We request that it returns to that operation, and if it's open air then strict control on the areas for the consumption of alcohol with no take away bar allowed. The music level also needs control. It's totally out of control now.

You might wonder why it is only now we raise these concerns, the reason is that every year we have been promised that a replacement building was going to be built, so we viewed the current set up as temporary and to a certain extent put up with it, expecting it only to be for the next few months. The footfall generated has steadily increased over the years by the constant posts on social media to encourage customers to the Beach House. We now cannot stay silent for the sake of the beautiful place that Mudeford Sandbank was and is fast being destroyed by pressure of visitors, most of whom are coming to the beach house.

We have submitted a complaint to the environmental control in June. I will get my mother to send this to you.

Thank you for taking account of my complaint.

Richard Bath
Hut ■
Mudeford Sandbank



19:45

81



But this didn't stop us! Remaining open throughout the winters, and through a pandemic (when we were allowed to be open, of course) We created an open air festival style food and drink takeaway! Including a retro style burger van, stone baked pizza kitchen, paella, seafood & salad counter, beach bar as well as our essential beach shop & kiosk.

beachhousecafe.co.uk







From: Claire Bath
Sent: 13 October 2025 12:52
To: Licensing Com
Cc: richard [REDACTED] Bath
Subject: Fwd: Noise Complaint - Beach House

Dear Licensing committee and officers,

My son Richard Bath has submitted his statement about the review of the Beach House license.

He asked me to forward my complaint to environmental health.

I was unable to fill in a two week diary because we were not resident on the beach for that time when the hut was being used by different members of the family. So although we are residents it's different from a house because multiple people use our hut from March to November.

However I did submit evidence of the noise experienced.

I hope that you can add this to my son's submission.

Thank you,
Claire Bath

Begin forwarded message:

From: Environmental Health

Date: 20 June 2025 at 09:19:22 BST

To:

Subject: RE: Noise Complaint - Beach House

Dear Claire,

Our reference SRU316082

Thank you for taking the time to report the noise complaint.

We need to monitor the noise complained of from within your home or premises and therefore asking you to complete a [noise diary](#) for 2 weeks before we investigate, unless the noise is continuous like an alarm.

A noise diary is available to download from our website at:

<https://www.bcpCouncil.gov.uk/documents/environment/Commercial-Noise-Log-Sheets.pdf>

After 2 weeks of recording the noise in the diary, please send your completed noise diary to environmental.health@bcpCouncil.gov.uk where it will be passed to an officer to investigate.

Kind Regards,



Chelsea Dodd

Regulation Technical Assistant

Community

T. 01202 123789

environmental.health@bcpCouncil.gov.uk



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**** Video Footage provided x 6**

SUPPORT REP #18

From: sally harris

Sent: 13 October 2025 15:45

To: Licensing Com

Subject: Beach House Cafe Revision Application

To whom it may concern

Attached is our personal impact statement for your attention

Thank you

The Harris Family

To The Licensing Authority BCP Council , Civic Centre, Bournemouth BH26DY

Personal Statement regarding the impact of The Beach House Café's current operating model under the current alcohol licence

From The Harris Family: Hut No 1

Peter, Sally, James, Becky, Layla & Huxley

We have had the pleasure of being one of the very longstanding hut owners going back to the early 1960's. The café area has changed out of all recognition since the fire in 2018. It is now being operated as a pub being a magnet for hordes of visitors displacing the normal community of children and families, ruining the tranquillity of this very special conservation area. This "pub" and take away offer since Covid impacts the whole sandbank as it is used for their outside space. The residential huts in close proximity to the café have to endure noise, cooking smells, late night parties frequented by people who do not know the hidden etiquette of the Sandbank- "peaceful enjoyment".

Pre Fire – a Lovely Restaurant

Prior to the "fire" we were used having a lovely sit-down meal with a glass of wine and good food where tables had to be booked in advance. Children were welcome, encouraged where the atmosphere was cordial, welcoming and civilised. You could drop in for breakfast or have a coffee and cake in the morning. Lunches were offered in a similar way. The shop for the Beach Huts residents was extensive with a walk-through area where you could buy a can of beer or a bottle of uncorked wine to drink at your hut with friends.

Post Fire and Covid

The open-air festival style operation we see today, with the take away operating model has developed into a free for all as a 'go to' place along the coast. Alcohol is the main draw on a lovely summers evening where visitors use the whole sandbank area as a pub lawn. Litter is abundant as the Beach House do not have their own collection point but use the residential litter corrals as disposal points for thousands of bottles, cans, pizza cardboard and food containers. We regularly clean up with nightly litter picks. The footfall has dramatically increased over the last 5 years. This contravenes the Mudeford Sandbank Management Plan for this Conservation area, where the footfall was deemed to reduce by 10% per year from 2014. The Beach House does not currently have its own facilities and therefore inebriated pub users frequently use and abuse the current facilities which are the Beach Hut Residents bathrooms. They also use the side of huts to urinate and more.

To enable the Beach House to operate this pub many journeys through Hengistbury Head are required to bring in supplies throughout the day. The environmental impact through this sensitive ecological area is huge.

The effects are seen mostly by the residents surrounding the Beach House but permeate along the beach, with visitors using electric bikes and scooters to access areas after excessive drinking in the pub. Nightly incursions of these vehicles are frequently seen during the summer as they can easily pass through the gates off the Broadway. The remote nature of the Sandbank means that security is lax, police do not patrol the area and it does appear that wandering along this beach with a pint in hand is normal practice.

Beach House Rebuild Plans

Numerous amendments and applications by the current tenant have now led to a recent plan which will replicate what is available now, open air festival style offer and a continuation of the impacts we have seen over the last 5 years. The current licence does not represent the current operating model. As a family we are asking the licensing authority to take into consideration the huge impact the change to take away-festival style café on Mudeford Sandbank has undergone since 2018.

- **Prevention of public nuisance**
This is obvious given the spread of the pub goers as they use the beach surrounding the residential areas. Swearing, shouting, urinating, aggressive behaviour towards the hut owners, we need a more controlled environment.
- **Protection of children from harm**
Children being kept awake by drunk revellers, visitors using the public toilets where children frequently go to alone whilst inebriated, not safe to allow children to run around alone as security is virtually none existent.
- **Prevention of Crime and Disorder**
Over indulgence in alcohol without food is asking for trouble. The Police have been called twice this year but due to the remote location often arrive too late.
- **Public Safety**
We have massive issues with the facilities on the Sandbank owing to the lack of investment. The current café set up does not have its own facilities so the public ones are often overwhelmed and the lack of cleaning provision ends up in a horrendous mess for all.
The volume of vehicles servicing the café now pose a very significant safety issue around all the different queues which form outside the hatches serving hatches.

We are asking you, as the guardians of the licensing authority to enforce the licence which existed prior to the fire and covid. The licence should revert back to a restaurant licence where alcohol is served with a meal, in a more controlled way stopping any incursion onto the nearby beach.

Thank you
The Harris Family
October 13th 2025

SUPPORT REP #19

From: Peter Jones

Sent: 13 October 2025 20:25

To: Licensing Com

Cc: Kate Lane

Subject: Licencing review on the Beach House Café, Mudeford Sandbank - M230822

Dear BCP Licensing Team,

Licencing review on the Beach House Café, Mudeford Sandbank - M230822

We are writing to formally request a **licensing review** of the **Beach House Café, Mudeford Sandbank (M230822)**. We believe the current licensing conditions should be revisited on the following grounds:

1. Prevention of Crime and Disorder

The transformation of the café from a modest, food-led establishment into an open-air bar has introduced risks that must be proactively managed. The sale of alcohol without a food requirement increases the likelihood of excessive drinking and antisocial behaviour, particularly in a public, outdoor setting with limited oversight.

The use of plastic cups encourages immediate on-site consumption, contributing to a transient and potentially disruptive environment. This shift may attract groups seeking quick access to alcohol, heightening the risk of noise disturbances, littering, and public intoxication.

To mitigate these risks, it is essential to implement responsible alcohol management practices, such as:

- Serve alcohol only alongside food to moderate consumption.
- Display clear signage about acceptable behaviour and local regulations.
- Employ trained staff to monitor conduct and intervene when necessary.
- Coordinate with local authorities to ensure compliance.
- Use reusable or sealed takeaway containers to discourage immediate consumption.

2. Public Safety

The removal of the original café building and its replacement with an open-air bar has significantly altered the environment. The lack of defined boundaries allows customers to spill into surrounding areas, including beach hut fronts and the beach itself. Combined with alcohol consumption in unsupervised spaces, this creates a setting where control is difficult and risks are elevated.

To ensure public safety is maintained at the beach hut café—particularly following its transition to an open-air bar—a number of essential measures should have been implemented but regrettably have not.

- Define clear boundaries and access points using fencing or designated seating zones.

- Employ trained staff for responsible alcohol service and crowd management.
- Display visible signage outlining behaviour expectations and safety guidelines.
- Restrict alcohol consumption to designated zones.
- Install adequate lighting and CCTV to deter antisocial behaviour.
- Conduct regular safety reviews to adapt and improve site management.

3. Prevention of Public Nuisance

The café's shift toward a festival-style open-air bar has increased public nuisance. Live music and DJ performances project across a wide radius, disturbing beach hut owners and visitors. Promotion of large gatherings via social media has led to excessive noise, crowding, and strain on local infrastructure. The use of single-use cups contributes to littering, and the lack of dedicated toilet facilities places pressure on limited public amenities.

To prevent public nuisance at the beach hut café—particularly following its transition to an open-air bar—a number of essential measures should have been implemented but regrettably have not.

- Limit live music hours and enforce decibel limits.
- Use directional speakers or acoustic barriers to contain sound.
- Cap attendance numbers and use ticketing for larger events.
- Employ stewards or security personnel to monitor behaviour.
- Switch to reusable or biodegradable cups and provide adequate waste facilities.
- Create buffer zones between the café and beach huts.
- Enforce lease conditions protecting hut owners from disruption.
- Moderate promotional activity to avoid uncontrolled crowds.

4. Protection of Children from Harm

The café's transformation into an alcohol-led venue has altered the character of the area, raising concerns about children's exposure to inappropriate environments. Families now face a bar-like atmosphere with public drinking, loud music, and large crowds. This undermines the previously family-friendly nature of the setting and is incompatible with expectations for a safe recreational space.

Moreover, the café operates within a **protected area**—designated as **Green Belt, SSSI, SPA, and Ramsar site**—where uncontrolled drinking and associated disturbances are wholly inappropriate.

Conclusion

We purchased our beach hut three years ago, drawn by Mudeford's unique qualities:

- **Natural beauty and tranquillity:** Coastal views, clean waters, and unspoiled beaches.
- **Unique beach hut atmosphere:** Iconic huts in a quiet, car-free environment.
- **Activities and accessibility:** Water sports, nature trails, and ferry links.

As parents of two young children (aged nine and five), we are deeply committed to preserving this environment as a safe and peaceful space for families. Unfortunately,

we feel that the current licence holder has demonstrated a concerning disregard for the setting and its community.

In August, we submitted a formal complaint following a late-night party at the café that continued until 11 PM, during which individuals were drunk, disorderly, and urinating outside our beach hut. This incident should be recorded in your system.

We also raised concerns about a rat infestation in December 2024, which we believe was directly linked to litter and poor hygiene practices associated with the café. A copy of the email sent at the time is attached to support our concerns.

Additionally, we are troubled by the tone of recent social media posts promoted by the Beach House Café, which have been **negative towards beach hut owners** in relation to this review. Please be assured that there is significant unrest within the community. While most hut owners are open to having an establishment on site, there is widespread confusion about the licence holder's intentions—particularly given the **numerous planning applications** that have been both refused and granted over time.

We would welcome the opportunity to discuss these concerns further and contribute to any review process you undertake.

With very best wishes,

Peter and Kathryn Jones

Hut [REDACTED], Mudeford Sandbank

EMAIL ATTACHMENT 1

From: Peter Jones

Sent: 06 January 2025 20:23

To: Beach Huts

Cc: beachofficer; Kate Lane

Subject: FW: Mudeford Sandbank - Hut Number [REDACTED]

Evening Declan

Thank you for your email. It is very much appreciated

We are only requesting the overgrown area between our hut ([REDACTED]) and our next-door neighbour (hut [REDACTED]) be removed and cut back. This was done last year but was not completely removed. The red dot area is a little bit more than we thought would be necessary but if the Ranger feels it should be removed, we have not objections.

Thank you again.

Best wishes

Peter

From: Beach Huts
Sent: 06 January 2025 15:57
To: Peter Jones
Cc: Beach Officer ; kateelane
Subject: RE: Mudeford Sandbank - Hut Number [REDACTED]

Dear Peter,

Thank you for your email.

Oh dear, that does sound like a nightmare! Sorry to hear it took you several hours working on the hut on New Years Eve!

Our seafront ranger has advised controlling of the scrub land around huts can in some cases reduce available habitat, but in some areas the rat population will find other options and their preferred habitat is under structure where it is dry. Having said that, he has agreed he can assist and is happy to cut back the brambles, but would firstly like to consult with the neighbouring huts directly either side of the hedges to inform them of the proposed actions before proceeding to ensure that all parties are in agreement. Therefore, can I just confirm the area that requires attention please? In the attached map, is it the section of hedge/brambles between the two red dots? If you are able to confirm we will contact the affected hut owners to inform them of our proposed intentions to cut back the hedges/brambles.

Thank you in advance.

Should you have any questions, please do not hesitate to contact us.

Yours sincerely,

Declan



Beach Hut Officer
The Beach Hut Team
Commercial Operations

From: Peter Jones
Sent: 01 January 2025 22:59
To: Beach Huts
Cc: beachofficer; Kate Lane
Subject: RE: Mudeford Sandbank - Hut Number [REDACTED]

Dear Declan

Thank you for your very detailed response. It is appreciated.

It was a bit of a disaster on New Years Eve and it took us four hours to strip back the hut.

If you could let me know, regarding the brambles and hedges being cut back at the earliest opportunity it would be appreciated. We did see rats outside the hut in broad daylight in the hedges/brambles so we do think urgent action is required by the pest control team and the Ranger.

Best wishes

Peter

From: Beach Huts

Sent: 31 December 2024 15:14

To: Peter Jones

Cc: beachofficer; Kate Lane

Subject: RE: Mudeford Sandbank - Hut Number [REDACTED]

Dear Mr Jones,

Just to provide you with a further update, I have received a reply from our pest control company to advise they are due to attend the Sandbank next week and have made a note of your beach hut number to add a box outside for you. They also advised to make sure no food is kept inside the hut unless stored securely in tins.

Hopefully this will assist in addressing the situation.

Thank you,

Should you have any questions, please do not hesitate to contact us.

Yours sincerely,

Declan



Beach Hut Officer
The Beach Hut Team
Commercial Operations

From: Peter Jones
Sent: 30 December 2024 11:57
To: Beach Huts
Cc: beachofficer; Kate Lane
Subject: Mudeford Sandbank - Hut Number [REDACTED]

Dear BCP Beach Huts

Mudeford Sandbank - Hut Number [REDACTED]

Yesterday, my wife and I took our children down to our Beach Hut and we were very alarmed that a rat(s) had had entered the hut. This is **very distressing** as we have young children, and we are going to have to throw away mattresses and soft furnishings as we have found faeces on them. This is a huge expense.

Our hut is in proximity of the café/bins and toilets, and we have noticed the following over the last year:

- Rubbish within the council and cafe bins overflowing
- Overgrown hedges and bushes where nests are being created
- The toilet blocks not being cleaned

All of the above issues mean that rodents/pest including Starlings are appearing more frequently. This is **unacceptable** in our eyes as we are presently paying a licence fee of £6400 per year. This fee will increase in 2025.

Can you let us know the procedure regarding the rodents/pests including Starlings on the Sandspit? Does Rentokil visit regularly? Are the bins being emptied daily? Are you speaking to the café owner regarding rubbish?

As you would appreciate, we need to move forward quickly to protect our hut so please can we have the following undertaken as soon as possible:

- All the brambles/hedges removed next to our hut as rats must be located within them. I have attached a photo after you removed the hedges/brambles in the summer, but it needs cutting back even further with my neighbours' (hut [REDACTED]) hedges/brambles being removed
- Rentokil needs to visit our hut and the surrounding area to take the appropriate action.

Please can you inform me when this action is undertaken.

We will be visiting the hut tomorrow afternoon to clean and undertake the appropriate repair work so if the Ranger wishes to visit us, we will be present on the Sandspit.

I have copied in Sally Harris from MSBHA, so she is aware of this situation.

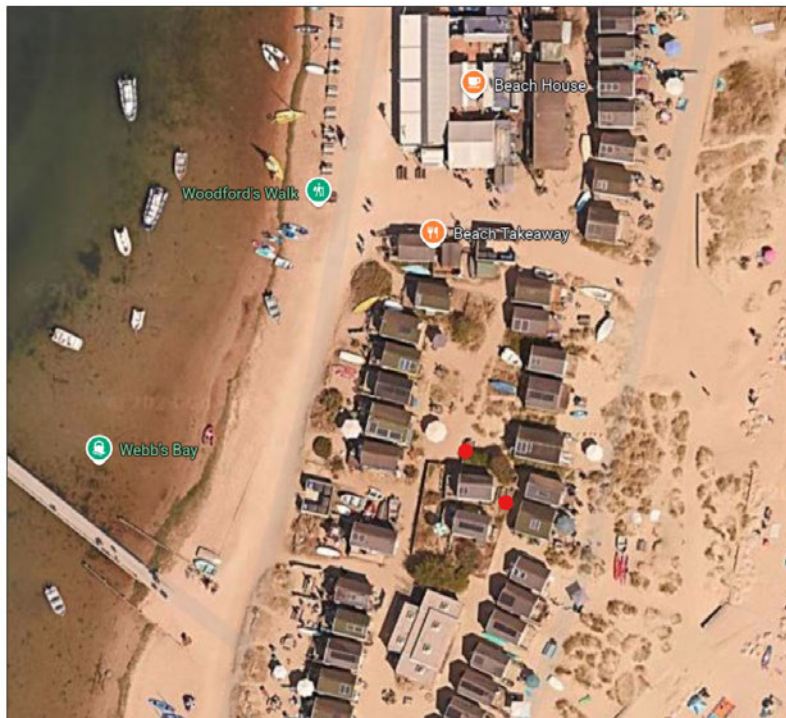
I look forward to hearing from you either via email or you can call me on my mobile -



Many thanks

Best wishes

Peter



**EMAIL ATTACHMENT 2 TO EMAIL CORRESPONDENCE BETWEEN BCP COUNCIL
BEACH HUT OFFICER & MR JONES**

From: Beach Huts

Sent: 31 December 2024 15:05

To: Peter Jones

Cc: Beach Officer; kateelane

Subject: RE: Muddeford Sandbank - Hut Number [REDACTED]

Dear Mr Jones,

Thank you for your email regarding your beach hut [REDACTED] Muddeford Sandbank.

We're sorry to hear of this situation involving a rat(s) entering your beach hut and can understand the distress and unpleasantness of the situation you and your family have experienced.

We can confirm BCP Council recently appointed a new pest control company to attend to Muddeford Sandbank. They currently attend bi-weekly to check and re-fill bait boxes along the sandbank, however, we will take advice from them and act accordingly should they feel the need to attend more frequently or further actions need to be taken (for example if there is an increase in pest activity or during busier summer periods). The café also have their own pest control in place which has been increased over the past several weeks. I can confirm we have

reported this incident involving your hut to our pest control contractor so they are aware of the situation and can keep an extra close eye on the area outside your hut and nearby surrounding areas and offer any further advice/suggestions. We have also asked our colleagues to inspect the brambles/hedges and to advise if these can be cut back.

Regarding the bins, these are emptied on a regular basis by the BCP Council waste/recycling collection team. I am unsure of the exact collection schedule/frequency at present, I suspect they may be collected on a less frequent basis in the winter (off-peak season) as opposed to the summer Months, however I am awaiting confirmation of this. Should you notice an issue with the bins not being collected or problems with overflowing this can be reported using our online system - [Report a litter \(rubbish\) problem | BCP](#) Where the issue is logged and allocated to the cleansing team to investigate as swiftly as possible.

Once again we are sorry to hear you have experienced this, we will update you with further information once received. In the meantime, should you notice any further signs of rats in or around your hut please let us know and we will inform our pest control for further advice.

Should you have any questions, please do not hesitate to contact us.

Yours sincerely,

Declan



Beach Hut Officer
The Beach Hut Team
Commercial Operations

From: Peter Jones
Sent: 30 December 2024 11:57
To: Beach Huts
Cc: beachofficer; Kate Lane
Subject: Mudeford Sandbank - Hut Number [REDACTED]

Dear BCP Beach Huts

Mudeford Sandbank - Hut Number [REDACTED]

Yesterday, my wife and I took our children down to our Beach Hut and we were very alarmed that a rat(s) had had entered the hut. This is **very distressing** as we have young children, and we are going to have to throw away mattresses and soft furnishings as we have found faeces on them. This is a huge expense.

Our hut is in proximity of the café/bins and toilets, and we have noticed the following over the last year:

- Rubbish within the council and cafe bins overflowing
- Overgrown hedges and bushes where nests are being created
- The toilet blocks not being cleaned

All of the above issues mean that rodents/pest including Starlings are appearing more frequently. This is **unacceptable** in our eyes as we are presently paying a licence fee of £6400 per year. This fee will increase in 2025.

Can you let us know the procedure regarding the rodents/pests including Starlings on the Sandspit? Does Rentokil visit regularly? Are the bins being emptied daily? Are you speaking to the café owner regarding rubbish?

As you would appreciate, we need to move forward quickly to protect our hut so please can we have the following undertaken as soon as possible:

- All the brambles/hedges removed next to our hut as rats must be located within them. I have attached a photo after you removed the hedges/brambles in the summer, but it needs cutting back even further with my neighbours' (hut [REDACTED]) hedges/brambles being removed
- Rentokil needs to visit our hut and the surrounding area to take the appropriate action.

Please can you inform me when this action is undertaken.

We will be visiting the hut tomorrow afternoon to clean and undertake the appropriate repair work so if the Ranger wishes to visit us, we will be present on the Sandspit.

I have copied in Sally Harris from MSBHA, so she is aware of this situation.

I look forward to hearing from you either via email or you can call me on my mobile - [REDACTED]

Many thanks

Best wishes

Peter

SUPPORT REP #20

From: Mary Timms

Sent: 13 October 2025 16:01

To: Licensing Com

Cc: claire bath; John Timms

Subject: Objection to License application M230822 for The Beach House, Mudeford Sandbank

Dear Sir,

A few weeks ago I arrived late at my hut in the evening. I could hear music as I approached the hut. When inside the hut with windows closed I could also hear it clearly. When in the disabled toilet despite the door being closed and no windows and the toilet being further away from my hut, I could still here the music. The noise continued until just after 11 pm. Once the music finished the public nuisance continued with punters talking very loudly while dispersing.

What amazes me is that no one seems able to control this noise. The café music can start as soon as the staff come in in the morning. Not every day but often. Clearly the staff are unaware of how far the noise travels. It ruins what should be a lovely calm environment where bird song and boat noise should dominate.

The excessive noise is impossible to control with a design where there are areas open to the elements. No sound controller could work where there are no barriers creating an 'inside space'. The present and future design result in the commercial activity impacting along the beach and its environs. The proposed new build will have the same problem as there is no ability to keep the doors closed and the noise within. It can only be achieved in a proper sit down restaurant. The cafe is now a 'take away' with alcohol being sold in a manner similar to a fish and chip shop or coffee pod. However the impact of easy purchase alcohol increases noisy and disturbing antisocial behaviour.

This was a traditional restaurant. It is now an open air festival-type venue, encouraged and marketed as such by the owner. Alcohol is served without food, this attracts many including those driving fast boats, jet skis etc who congregate in large noisy groups and then drive off at speed creating noise and disturbance. This is certainly not suited to a protected natural area.

Is the pub responsible for behaviour of its clientele? Do they too have a duty of care to the safety of their customers? How can they reduce the unsuitable behaviour, it is impossible, as their customers are not in a controlled space but spreading across the beach.

Mudeford Sandbank is protected land on the Green Belt, an SSSI, SPA used also as a family residential holiday area where controls to both building and lifestyle have to be observed by those with properties rented on that land. It has become a multi generation family area where those who pay council tax to use the beach observe its constraints.

The existing Beach Hut licence allows noise until late. Historically 'late music' was an rare occurrence so the licence was not such a problem. The creation now of a festival style open air pub and 'take away' encourages activity which disturbs many people. It keeps them awake, it can be scary, it is not an environment acceptable to a safe and healthy family life. It goes against everything a special natural site should allow.

There is absolutely no reason why this venue should be allowed to have music especially amplified music. It is a beautiful venue and the café can trade on that beauty and tranquility. Only an alteration of the licence can reflect a change in trading.

It is imperative that the change in trading style is recognised. That the negative impact this festival bar has on the environment is controlled. Any licence must ensure that the operators respect the surrounding area and its residents. The license must be refused in its present form or much stricter controls applied. There should be no amplified sound at all. Quiet music that was only heard by those in the building should finish at 9pm on an agreed number of times per year. The selling of alcohol sold only with food.

This take away venue provides no toilet facilities. The existing toilets cannot meet the demand and are frequently filthy. It is not a rare event to see people urinating around and even on the side of huts.

Those legitimately sleeping in huts should feel safe to use the toilets whose upkeep they contribute to. The Council has a duty to keep children safe. Grandparents and children particularly can feel intimidated by noisy drinkers using these toilets. This is a family venue, not a festival site.

Mary Timms.

Hut ■

Mudeford Sandbank

SUPPORT REP #21**From:** Stuart Dent**Sent:** 14 October 2025 12:58**To:** Licensing Com**Subject:** M230822 - objection

To BCP licensing committee,

Re: M230822, Beach House cafe. Mudeford spit.

I am a regular visitor to the area. Developments to the built environment on the spit are of great concern to me. This was a tranquil place where the blend of people and nature was balanced. It is now becoming too commercialised with the cafe acting as a semi festival venue. The number of times I've witnessed police being called had hugely increased in the last few years. It may be interesting for licensing to review the police attendance along the spit on an annual basis for last 15 years, with reason for attendance (alcohol related or not) and map to changes in the cafe / restaurant / bar set up. The sale of alcohol without food creates an environment for drinking, not respecting nature. In addition to the drunk and disorderly behaviour is the noise associated with that and the lack of environmental care. Plastic cups and empty pizza boxes are strewn along the spit, with drunk people singing and dancing in otherwise silent environments.

In order to maintain a balance between the natural environment and the negative impact of people, I would request the licensing committee consider:

- protecting the environment by limiting noise, plastic use, "takeaway" versus sit down drinks with food.
- protecting the environment from undue noise by limiting music to inside spaces only.
- protecting the space for those enjoying the tranquil spaces by limiting noise times / volumes.
- Reviewing the impact of the open bar on required police attendance

Thank you for taking the time to consider these points

Sincerely,
Dr Dent.

SUPPORT REP #22**From:****Sent:** 14 October 2025 17:35**To:** Licensing Com**Subject:** Beach House Mudeford Licence Review Reference M230822 - Representation

Name of Premises: The Beach House Restaurant

Address: Mudeford Sandbank BH64EW

Representation;

I agree with the MSBHA request for a review of the licence conditions on the following grounds.

1 Prevention of Crime and disorder

The Beach House location makes it an ideal location for groups to gather and feel immune from the gaze of public scrutiny. Apart from an occasional visiting police car there is no local police presence and in the case of violence or disturbance it is unlikely that any officer could reach the site in under 20 minutes.

2. The prevention of public nuisance

The Beach house promotes the drinking culture on social media drawing in rowdy groups some of whom bring their own music and disturb those wishing to enjoy the peaceful surroundings. As there is currently no requirement to serve food with alcohol this attracts groups who treat the area around the Beach House as party venue and the beaches themselves as a beer garden extension which would not be acceptable in the residential areas near other local pubs and restaurants. The Beach House is situated in close proximity to huts where families expect to be able to get their children to sleep at a reasonable time and not be disturbed by the noise and music emanating from the site and the tables unofficially placed on the foreshore in front.

The promotion of parties with DJs and other musicians, mostly at weekends and Bank Holidays, makes it impossible for local residents and visitors to enjoy the peace that the area is famous for. BCP also promotes the protection of public spaces by issuing PSPOs regarding public drinking (including at Mudeford) and whilst it is not an offence to drink responsibly the lack of police presence at Mudeford would not deter breaches from occurring.

With the Beach House operating as a takeaway for food and alcohol in discardable containers a lot of rubbish ends up on the beaches with plastic cups, paper serviettes and other containers left on the beaches. My hut is over 100 yards from the Beach house and I and other hut owners are having to clean up the mess which is in itself a public nuisance.

3. Public Safety

Apart from the risk of disturbance and violence due to excessive alcohol consumption there is no law preventing boats being driven by intoxicated skippers and this in itself adds to the hazards to other harbour users. Customers also arrive on e-bikes and scooters (many of which are privately owned and ridden illegally) and depart again after drinking causing additional risk to road users on what is a narrow track leading back to the Hiker Café. Due to the location and accessibility of the site, should an incident arise requiring medical assistance, paramedic attendance would also be delayed due to access constraints both leading to the Hiker, when the gate to the Broadway is locked, and access requirements at the gate leading to the Sandbank.

4. The protection of children from Harm

Currently the Beach House serves alcohol for consumption outside of its curtilage in an area popular with families with young children. This area as previously mentioned extends far beyond the Beach House itself exposing children to the drinking culture at an early age. Unlike a licenced premises where drinking is within a boundary under the control of the licensee the monitoring conditions at Mudeford far well short of what is expected in a family friendly area.

Opinion: Like most who enjoy Mudeford we are not against the responsible consumption of Alcohol but when served in open containers this should be available with food only and consumed within the curtilage of the Beach House .

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

My Details:

Stephen Barratt,

SUPPORT REP #23

From: Kimbal Furmidge

Sent: 14 October 2025 18:58

To: Licensing Com

Subject: Impact Statement Reference M230822

Hello

Please find attached my impact statement with Reference M230822

Regards

Kimbal Furmidge

28th September 2025

Impact Statement – Hut ■ Neighbour of the Beach House

As long-standing neighbours to the Beach House, we feel compelled to express the profound and ongoing impact its operations have had on our quality of life, our environment, and the character of the sandbank community.

Since the fire and the expansion of the Beach House, our once cherished view across the harbour has been replaced by a large shipping container. What was described as a temporary arrangement has become a permanent eyesore, robbing us of the outlook that drew us to this place.

Each morning begins not with birdsong or the gentle lapping of waves, but with the harsh clanging of metal. The noise pollution from container movements and frequent loud music has become a persistent intrusion, disrupting sleep, conversation, and any sense of tranquillity.

The air is thick with the acrid smell of cooking fat, occasionally masked by the scent of burnt pizza bases.

The absence of proper toilet facilities has led to repeated incidents of public urination behind the Beach House and between neighbouring huts. This is not only unhygienic but deeply disrespectful to the community and the environment.

Our personal tables—intended for private use—have been co-opted into the Beach House’s sprawl. They are routinely used for customer overflow, blurring the boundaries between private and commercial space without consent. Unfortunately changing nappies and dogs sitting on tables is common.

Since the fire and the change in operating model, litter from the Beach House has increased dramatically. Single-use plastics and food packaging are left overnight, often blown into the harbour or strewn across the sandbank. Their customers contribute to this mess, leaving behind a trail of waste that others must clean up.

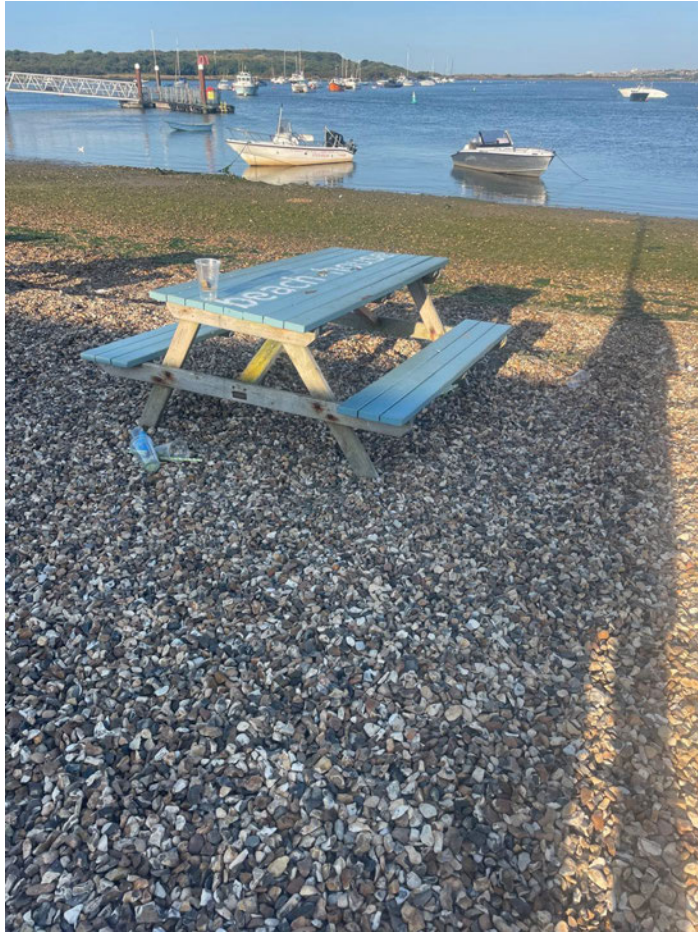
The Beach House’s footprint has expanded unchecked. The beach where children once played freely has been consumed by commercial encroachment. Communal spaces have been lost to private gain.

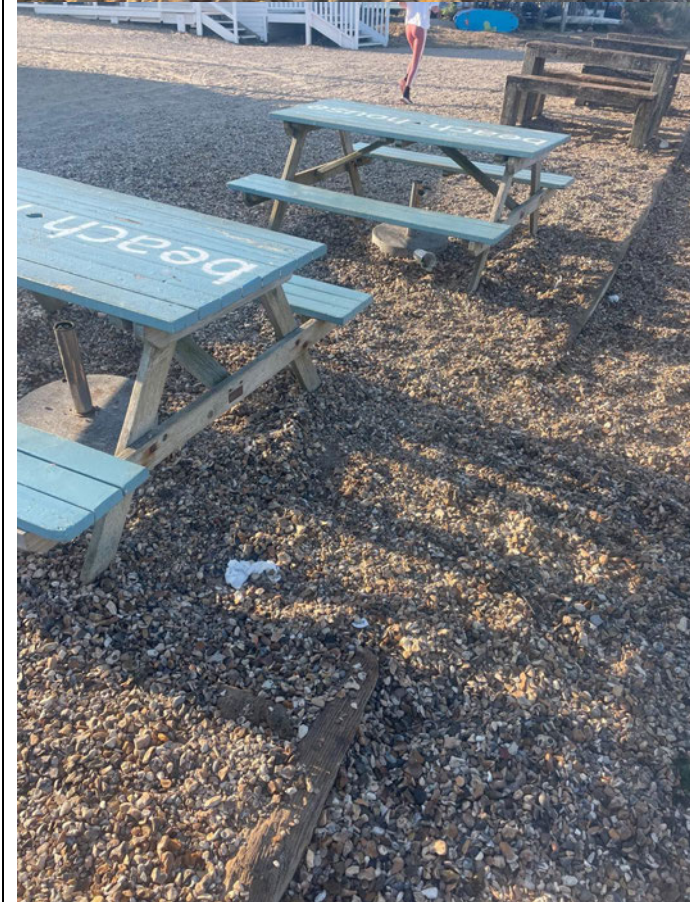
Despite the Sand Bank Management Plan’s clear guidelines, the Beach House shows little regard for its environmental responsibilities. Vehicle movements are frequent and unregulated, adding to the degradation of this fragile ecosystem.

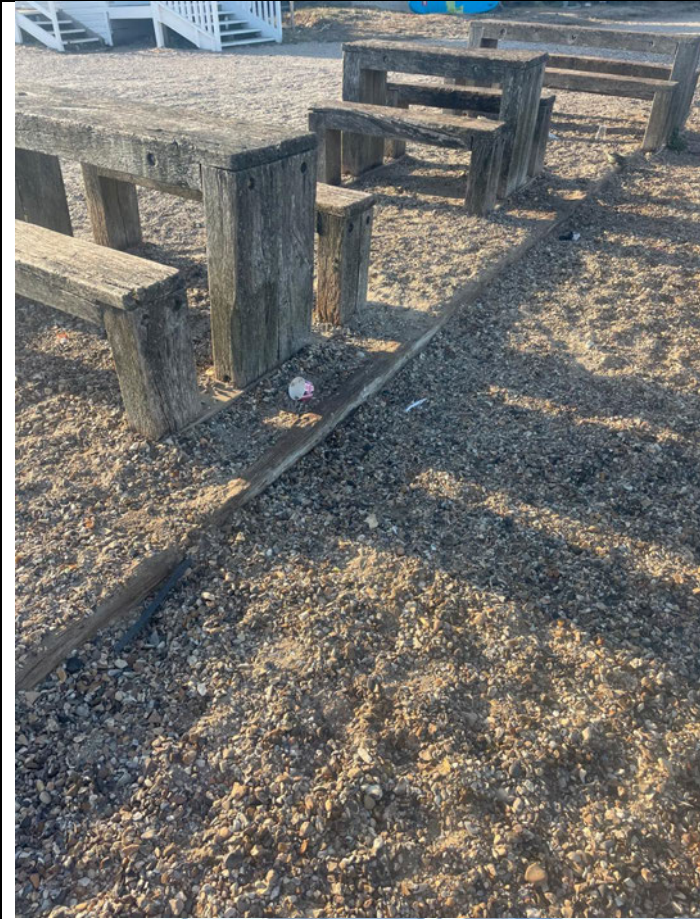
In sum, the Beach House has transformed our peaceful, community-oriented environment into a noisy, polluted, and disrespectful commercial zone. The cumulative impact on our wellbeing, our property, and the sandbank’s natural beauty is significant and deeply distressing.

We urge the relevant authorities to take these concerns seriously and restore balance, respect, and accountability to this shared space.

Beach House Benches early morning









SUPPORT REP # 24

From: Katie Bath

Sent: 15 October 2025 12:45

To: Licensing Com

Subject: M230822 - objection and concerns about The Beach House at Mudeford Sandbank

Hello,

I'm writing to give evidence and context on the ongoing license for the Beach House Cafe at Mudeford Sandbank.

I have been staying at the beach since I was 2 years old with my family, and have many fond memories of the Sandbank from growing up. I am now regularly bringing my two young children to our Beach Hut in the summer - they love the beach as well and I hope they will continue to come every summer as I once did.

I also used to work at the beach house every summer when it was an enclosed restaurant which I really enjoyed and felt worked as a good balance between the hut owners and a restaurant nearby.

In recent years it's been very upsetting to see the commercial spread of the beach house. The temporary ability for the cafe to put outside seating due to Covid seems to

have stayed in place even though other establishments (such as the ones at Avon beach) have now had to remove their outside seating areas. I believe the tenant has significant leverage over the BCP council members which is concerning, and has been able to get away with spreading out the commercial area to the detriment of others enjoyment of the beach.

These are a few of the things I've personally noticed:

- **The spread of the commercial site is huge.** I took a picture (below) from our boat when we were leaving in the summer and could not believe the sheer amount of people around the site. This is due to the open air nature of the beach house which encourages people to be both inside & outside. This not only disturbs the peace and quiet of the beach - it also encourages all-day drinking and people spilling out around the area causing problems for local hut owners.
- Linked to the above point - there is **no control over the drinkers in front of all of the huts that have spilt out of the restaurant.** I've seen quite a few people get rowdy and very loud which is concerning when you have young children on the beach.
- It has gone from being an enclosed restaurant with a bar that was part of a sit-down restaurant set-up to a **walk up outside bar.** This also has taken away plastic cups which is both non environmentally friendly, but also encourages drinking on the beach.
- It seems now that **alcohol can be sold without food** - I'm not sure when that transitioned as we always when I worked at the Beach House cafe - had to sell a food item to allow for alcohol to be bought. Now it seems to be just an open air bar with no control.
- Linked the above - I believe the beach house is supposed to be on a protected SSSI site / Green Belt area - which should be used for uncontrolled drinking and parties.
- **Live music is now a frequent event throughout the summer** causing noise disturbances due to the open air nature of the establishment but also encourages more & more people to come to the beach as well. This is also advertised on social media to encourage more & more to the beach house. Having gone in there whilst the live music is on it's really hectic and stressful - it's not somewhere that feels in place on a peaceful sandbank. I brought my children to this once and it was horrible for them - so stressful, my son got a beer spilt on him and my daughter was complaining that the music was "too loud mummy". It just made me feel so sad that this is what it has become.
- The noise from the above prevents hut owners from having a relaxing time on the beach as they should be able to.
- The Beach House used to have toilets on site which meant that less people were walking up & down the beach. Now as there are **no toilets provided** - these are being accessed by drunk people walking between the huts which is horrible when you have young children walking around. Also, there is so much plastic litter from this drunken walks to the toilets that we've often found outside of our beach hut.

I haven't complained about this in the past because we've been told repeatedly this was "temporary". The Beach Hut first burnt down just before my son Albie was born. He is now about to turn 7. So this is almost 7 years of "temporary" which has enabled the tenant to abuse power with very little responsibility over these 7 years.

My request within this objection is to remove the license in its current form or re-tender the license so that other operators can be considered who might be more respectful to the local beach hut owners and this special place.

If this is not possible, then I'd like to request that there are strict condition in place to ensure the above doesn't continue to happen:

- Enclosed (with a roof) sit-down restaurant rather than a open air bar
- No amplified music outside of the sit-down enclosed restaurant
- Alcohol only with food
- No single use plastics / take away pizza boxes (which also cannot be recycled)
- Defined seating area inside - not multiple take-away hatches

I'm looking forward to seeing the outcome of this and hope for a change so that we can enjoy the beach again rather than get angry and frustrated whenever we visit.

Many Thanks,
Katie Bath



REPRESENTATIONS IN OBJECTION TO REVIEW APPLICATION
THE BEACH HOUSE, MUDEFORD BEACH SANDBANK, BOURNEMOUTH

OBJECTION REP # 1**From:** Moore, David**Sent:** 30 September 2025 15:56**To:** Tania Jardim**Subject:** Beach House Licencing Review

Dear Ms Jardim,

I moved to Hengistbury Head a few months ago and one of the attractions of the area for me is the ability to walk or ride my bike down to Mudeford Spit. While there, admiring the sunset, I have been pleased to eat and drink at the Beach House. Having come back home after a few weeks away, I was very disappointed to find the Beach House closed because of order 617-CIB which, I have discovered from the BCP Council website, is your jurisdiction. I have had nothing but good times at the Beach House and I have not witnessed any disruptive behavior or children being in any way at risk. I have also met several nice people there and I would like to do whatever I can to ensure that the Beach House is allowed to stay open. If there is anything further I can do can you please let me know? I would be more than happy to speak at a tribunal in support of the Beach House, with which I have no formal connection.

Thanks for your consideration,

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From: [Darren Pidwell](#)
To: [Tania Jardim](#); [Gary Grant](#)
Cc: [Claire Bath](#); [darren.pidwell](#); [REDACTED] [Red Team Clerks](#)
Subject: RE: The Beach House Mudeford Beach Sandbank Bournemouth BH6 4EW (M230822)
Date: 16 October 2025 08:44:46
Attachments: [image002.png](#)
[Personal Impact Statements.pdf](#)

Dear Tania,

Thank you for all your help and updated comms on this one, it's much appreciated.

I have attached a further summary of our members impact statements for the record. I have redacted names on the basis that these individuals are not so keen to have their name in the public domain but are still keen for the committee to hear their views. I hope this is acceptable.

In terms of the detailed submission and additional evidence that you requested from me previously, and on behalf of the MSBHA, I know that Mr Grant has confirmed this will be sent to you once we have met with him next week. So, I anticipate this will be with you by circa next Friday.

Regards,
Darren

Personal Impact Statements

Below is a selection of the Personal Impact statements that have been shared directly with the MSBHA. These are in addition to those that might have been posted via the BCP portal. For data protection purposes, I have removed reference to names and hut numbers.

I have owned the same hut on Mudeford Sandbank, close to the Beach House café, for 40 years. For much of that time, the area grew slowly in popularity, but the restaurant remained a low-key venue enjoyed by hut owners and visitors who valued the tranquillity promoted by the Sandbank's Management Plan.

Over the past six years, however, visitor numbers have risen sharply, and the café has become louder, busier, and more brash. The tranquillity is now frequently compromised. Many people treat the Sandbank as if it were a holiday park, where a party atmosphere is acceptable. In reality, this is a residential area within the green belt and close to a SSSI. Owners pay council tax because huts are considered residences. More importantly it is a community. My hut is a home, where I work, meet friends and family, read, rest, and enjoy peace.

Hut owners take care not to disturb their neighbours. We do not play music or radios at a level that can be heard outside our huts. While celebrations do occasionally happen, there is a culture of respect and give-and-take among neighbours. Unfortunately, the café does not follow these principles.

When the current tenancy began around a decade ago the manager would consult neighbouring huts to avoid disturbance, but this no longer happens. The tenancy lease (section 14.6.1) requires the tenant not to cause nuisance, annoyance, or disturbance to neighbouring huts, yet live music and DJs now regularly create exactly that. A DJ's purpose is to generate a party atmosphere, but in an open-air setting the noise carries far beyond the venue. Not once have I been consulted even though it must be self-evident to the organiser that they are causing a disturbance.

As a result, many weekends and even weekdays are disrupted. At times the music is so loud that, even with windows and doors shut, it competes with conversation or with our own radio. Quiet activities like reading with the doors open become impossible. The huts are not insulated like conventional homes, so the impact is greater. Needless to say, sleep is difficult on these occasions. I have a few videos dating back to 2023 demonstrating the noise levels to which we are often subjected.

In fairness, when only quiet background music plays, it is not an issue. I have occasionally asked staff to reduce the volume of ambient recorded music, and they have usually obliged. However, during larger events with live music or DJs, it is daunting to raise concerns when they are in full-swing, and I have been told the management claim the volume is beyond their control. I was driven to make a nuisance report (NR203062) to BCP about the volume of music from an event on 22 August 2025. I could accept occasional events a few times a year, but they have now become regular occurrences, especially at weekends. As a result, we often avoid visiting then to escape the disturbance.

The café's sale of takeaway alcohol and the addition of outdoor seating have also fundamentally altered the atmosphere. The original licence was meant solely for the sale of alcohol with meals and off-sales from the shop, not the operation of a beach bar. In the surrounding areas, outside of a contained premises, this has led to antisocial behaviour, noise and disturbance alongside littering from plastic cups discarded across the Sandbank. I have witnessed foul-language, arm-wrestling, and vomiting, even while queuing with young grandchildren for an ice cream. This is not what the Sandbank is meant to be. A space that should feel safe for children has instead been undermined by behaviour more suited to parts of Bournemouth beach — but unlike there, we cannot simply move elsewhere. This is our home.

The tenant may highlight the popularity of events as evidence of demand, but that reflects only one side of the equation. It overlooks those who seek the Sandbank's tranquillity — an alternative to other parts of Bournemouth beach — and are discouraged from visiting as a result.

In plans submitted by the tenant to rebuild the café after the fire in 2018, we were promised we would only hear 'the wind and the waves'. In April this year, at a meeting with hut owners, the tenant's representative advised that the sound technology planned for the rebuild would mean we would 'hear nothing' outside of the venue. I ask the Licensing Committee to impose conditions on the licence which will ensure this commitment is met and that alcohol sales are restricted to being served with food.

As long-standing neighbours to the Beach House, we feel compelled to express the profound and ongoing impact its operations have had on our quality of life, our environment, and the character of the sandbank community.

Since the fire and the expansion of the Beach House, our once cherished view across the harbour has been replaced by a large shipping container. What was described as a

temporary arrangement has become a permanent eyesore, robbing us of the outlook that drew us to this place.

Each morning begins not with birdsong or the gentle lapping of waves, but with the harsh clanging of metal. The noise pollution from container movements and frequent loud music has become a persistent intrusion, disrupting sleep, conversation, and any sense of tranquillity.

The air is thick with the acrid smell of cooking fat, occasionally masked by the scent of burnt pizza bases.

The absence of proper toilet facilities has led to repeated incidents of public urination behind the Beach House and between neighbouring huts. This is not only unhygienic but deeply disrespectful to the community and the environment.

Our personal tables—intended for private use—have been co-opted into the Beach House’s sprawl. They are routinely used for customer overflow, blurring the boundaries between private and commercial space without consent. Unfortunately changing nappies and dogs sitting on tables is common.

Since the fire and the change in operating model, litter from the Beach House has increased dramatically. Single-use plastics and food packaging are left overnight, often blown into the harbour or strewn across the sandbank. Their customers contribute to this mess, leaving behind a trail of waste that others must clean up.

The Beach House’s footprint has expanded unchecked. The beach where children once played freely has been consumed by commercial encroachment. Communal spaces have been lost to private gain.

Despite the Sand Bank Management Plan’s clear guidelines, the Beach House shows little regard for its environmental responsibilities. Vehicle movements are frequent and unregulated, adding to the degradation of this fragile ecosystem.

In sum, the Beach House has transformed our peaceful, community-oriented environment into a noisy, polluted, and disrespectful commercial zone. The cumulative impact on our wellbeing, our property, and the sandbank’s natural beauty is significant and deeply distressing.

We urge the relevant authorities to take these concerns seriously and restore balance, respect, and accountability to this shared space.

I have had the privilege of being a Mudeford Sandbank resident for all of my sixty six years. As a child I was allowed to roam free because it was a safe haven for children to play, only returning to our huts for mealtimes and bedtimes. My parents were happy with this because there was not the number of people there is today enabling the community to keep an eye on each other's kids. The same was true when my children were small in the 90s. It was the best place for kids to grow up as it was not only a safe place to play but a place to learn life skills, swimming, rowing and sailing. Sadly, this is something that can no longer happen due to the increase in footfall and loutish drunken behaviour of the day trippers treating the place like it's beach rave in Magaluf. A direct result of the Beach House selling alcohol in takeaway single use plastic glasses all day. The sale and consumption of alcohol used to be contained within the building, preventing the drinking from spilling out on to the sandbank.

The noise from the Beach House has become unbearable since the fire. Many events, that are widely advertised, are held during the summer months. These include live music and or a DJ playing music at unacceptable levels. It ruins the day for many. The vehicular traffic supplying the Beach House has grown exponentially over the years, making an extensive part of the sandbank unsafe for children. Much of the traffic being alcohol deliveries.

I was manager of the cafe and shop for three years in the late seventies at which time the shop occupied a third of the building and supplied the same stock as a mini-mart, everything one would need from food, books and magazines, daily newspapers, hygiene products, sweets, fresh vegetables, canned goods, cakes and pastries, meats, beach goods etc, because that's what our lease dictated as I believe it does today. The current shop has virtually none of the aforementioned on offer. We had a licence to sell alcohol but only as off sales in sealed cans or bottles primarily for the hut residents. Not an unrestricted open bar as it is today.

The Mudeford Sandbank management plan states clearly that quiet and relaxation should be maintained. It isn't. Far from it. My hut is close to the Beach House on the harbour side near the jetty. I have witnessed on many occasions groups of drunken people staggering around trying to get on the jetty or looking for the toilets. If they don't find the loos, or if the loos are busy they will urinate, and worse, in between the huts. When challenged they become menacing, threatening violence. Some have threatened to burn my hut down. Again, this is a direct result of the Beach House alcohol sales. As all hutters I am happy to share the beach with day trippers as long as they behave in a civilised manner. This won't happen under the present conditions. The alcohol consumption must be contained with the premise of the Beach House.

I'd gladly have a quick chat with you about the wider issues if you have a few minutes but broad issues would be.

1. Huge increase in litter, mostly due to single use food/condiment packaging. Salt/pepper/sugar/napkins/knives/forks/spoons/pint glasses. During peak season we have to pick up litter daily from around the hut. Litter left around the benches is also a problem, these are almost never checked before staff leave so what's on/around the tables in the evening will be there in the morning. Again, in the summer we litter pick the shoreline most mornings (biggest culprit is disposable pint glasses)
 2. The tables themselves are not a huge issue but they hugely increase the litter and they are also a cause of noise after the café shuts as it's a convenient place for large groups to congregate with their own food/alcohol/music. My biggest concern with them is that they'll be just the start and before long they'll extend beyond the café and be in front of our hut.
 3. Noise is the biggest issue, but not café noise, and not from their everyday background music. The issue is with the summertime DJ and Live performers. I should stress at this point that many of the live performers are at a level that is fine, but as was pointed out to me when I asked the café manager to observe the noise level inside our hut one Saturday afternoon, "it's not our sound system, they bring their own, and it could be a lot worse" We personally have no issue with live music as long as it's appropriate (acoustic with sensible amplifier is fine) but as we had over the Easter weekend, rock covers with an electric guitar and drum are not. The pre arranged parties are now so loud as to render our hut useless when they are on. The bass in particular (again from external sound systems) mean that we deliberately avoid coming to the beach on those days. Our big concern is that the noise level of their live music and live DJ (sat and sun all summer) are creating a precedent that will mean we'll end up with what are effectively parties every weekend. I attended the presentation by Rich Slater at the Boat House and heard him talk about noise prevention and a sound system designed with small speakers etc but if all performers then bring their own system this counts for little/nothing.
 4. Smells from cooking fat have got much much worse with the increase in takeaway food.
 5. Big increase in antisocial behaviour caused by the dynamic changing from a place to eat, into a place to drink/party. The lack of toilets (this will still be a problem with the rebuild) results in people urinating around the side of the building/against our hut. We've seen a big increase in people using our bench/deck especially during the very busy events, these people have often been abusive when politely asked to move. It's also only a matter of time before someone is seriously injured by a boat prop when drunk, the number of drunk people getting into boats with engines/props running is scary, again a much bigger issue now than when it was a restaurant.
-

I am writing to request the licensee adheres to the requirement to restrict alcohol sales to table service with food and defined operation within the premises footprint.

The changes have been noticeable since the pandemic and I have observed the following:

1. Securing Public Safety – there are regular occurrences of boats attending / rafting up outside the Beach House with people walking through the water carrying trays of beers for occupants – this encourages danger on the water
2. Preventing Public Nuisance – there has been a significant increase in the number of people sitting and drinking on the tables outside the Beach House, foul language and raised voices – this does not meet with the objective of the Management Plan – if alcohol sales are restricted to with food and within the premises the public nuisance would be largely mitigated

Please take the above into consideration when reviewing the license.

Many thanks for your continued hard work on behalf of the Association.

I would like to add the following personal statement on the issue of the Cafe.

We have had a family hut on the Sandpit for over 40 years and purchased my own hut 20 years ago. Our children have grown up down there and now we have grandchildren enjoying the Mudeford Sandpit experience. Needless to say it remains a very special place for our family. I find it very sad to have experienced the distinct change that has been so noticeable over recent years. Inevitably, with the national coverage these beach huts receive every year, the footfall is bound to increase with many day trippers coming to look at the huts they have read about in national newspapers and magazines. This we have to accept but what I think is not acceptable is the other areas of change.

The Sandspit has always had a restaurant and shop but the operating model seems to have changed and I do wonder if these changes comply with the planning regulations:

- There is now an open air structure with no enclosed areas
- Instead of a dining area we now have a beach bar
- With this comes fast food and loud music - DJ's appear to be able to play music with no consideration to the beach hut owners

- Now we have uncontrolled drinking areas. The Cafe now sells takeaway alcohol which surely should only be sold with meals. This has inevitably resulted in consistent drunkenness
- A large area of outside seating has appeared which increases the overall footfall and I suspect contravenes their planning regulation.

The Sandspit is adjacent to a SSSI. Beach Hut owners pay Council tax meaning that, for six months of the year, the huts are in a residential area. The Cafe management are there to make a living which they do by providing a service BUT in considering this issue and being aware of the comments from beach hut owners, I hope the Licensing Committee will ensure that conditions are appropriate and fair for all.

Would to please forward my comments to the appropriate Licensing authority at the Council.

With over 50+ years of lived experience of visiting/using a hut on Mudeford Sandbank, the use of the sandbank and particularly Beach House/cafe has changed significantly over the years. Once a daytime cafe only offering teas/coffees/cakes and shutting at 5pm each day, it then transitioned to offering an evening dining experience with alcohol served alongside meals and shutting around 10.30pm (this seemed like a good balance) to the destination beach bar/entertainment venue which it seems to have become in recent years. It has not helped that bench seating was allowed on the beach during Covid years when everyone had to 'socially distance', however, this seating now appears to be the 'norm' and so the Beach House footprint has sprawled dramatically. This has allowed a much larger number of people to access it and combined with consistent advertising on social media has resulted in the over commercialisation of the sandbank. **THIS HAS NOT BEEN GOOD.**

There is now a constant stream of footfall along the access road and a significant rise in the use of Beryl e-scooters/bikes. Often these scooters/bikes are not used in the correct manner, with multiple users piling onto one bike/scooter and under 18s being allowed to use the scooters by their parents. This seems like an accident waiting to happen with people being injured or a small child being run over. It isn't helped that often people using these scooters/bikes have obviously been drinking all day on the beach and are an obvious way for people to get home after using the Beach House in the evening. We are often disturbed at our hut, as the Beryl 'station' is just meters away from our hut, which makes it excessively noisy at times.

People passing the huts in the evening are often drunk and noisy which disturb the peaceful nature of the sandbank and there are often problems with litter, with users of the Beach House leaving plastic beer/Pimm's cups next to water stand pipes or outside the toilets (on many occasions I have picked up litter and put in the bins). The late licensing and music allowed at the Beach House also disturb the peace with sound travelling more easily near the water.

I believe the late licensing times are not conducive to what is essentially an establishment within a residential area, where families with young children are on holiday.

It also seems to be wholly inappropriate given the Sandbank's designation as SNCI and the harbour and headland's SSSI. The Mudeford Sandbank Management Plan describes the Beach House as:

The current policies are as follows: • To use the premises for the sale of ice-cream, refreshments, groceries, newspapers, bread, milk, alcohol of all descriptions (for consumption off the Premises), calor gas cylinders and any other commodities reasonably required by the occupiers of the beach huts and other premises at Mudeford Sandbank and a restaurant and café with a Premises Licence authorising the sale by retail of alcohol of all descriptions for consumption on the Premises. • Reduce the number of vehicle movements by 1% per year from 2013. • Maintain the current staff parking facility which allows one staff vehicle to park and one delivery vehicle to park whilst delivering, • To ensure that the premises are open at least during April, May, June, July, August & September during the normal trading hours for the locality and between 09.00 & 19.00 hours in July & August so that essential items and services can be available to the Sandbank's users.

This seems totally unrecognisable to the venue that it has morphed into.

What do I think the Beach House should be? A daytime cafe and evening restaurant contained within the original footprint. An alcohol licence should be allowed, but only for alcohol purchased on site with meals (not a beach bar), more Noisy Lobster than Bournemouth Beach vibe. Any music should not disturb the huts nearby and the venue should be open no later than 10.30pm, allowing any drunk people to vacate the beach before everyone wants to go to sleep! It should not be allowed to be a daytime beach bar.

We write on the above application at Mudeford Sand Spit and wish to give you our concerns as a nearby resident as our beach hut is close to the site.

We feel the previous restaurant with shop incorporated was just right for this location and environment.

Our objections to the current set up are as follows

1. The current set up is all take away food and drink this gravitates along the spit and leads to much Noise, Litter, Toilet queues, and general drink related issues.
2. The previous restaurant was contained and a real pleasure to visit, however upon the restoration after the fire was made into a sort of beach bar come takeaway establishment which was not in keeping with the previous Street Scene.

So to conclude we feel let down by BCP planners, because the current state when the premises have spread out into the residential hut area with many extra tables and chairs along the sand generating noise next to residential huts. As many hut owners have their own tables these are being used by the cafe customers.

Beach House Mudeford Petition

Unfortunately, not only do the Chair and Deputy Chair of the MSBHA (the resident's association that represent some of the beach hut owners on the sandbank) have a problem with the general public sitting on the benches, they have now called for a Licensing review of our premises.

We vehemently disagree with their assessment and need your support to help show BCP Licensing that their views are not representative of all users of the sandbank.

We have been running the site for over two decades, and operating in the current set-up since 2019, and despite all our best efforts to hasten a rebuild, this is unlikely to happen until next year. This is in part due to these actions disrupting our operations.

There has been no increase in incidents reported to us, or any other agencies, to support their claim that there is an increased risk to public safety. Whilst there are a lot of visitors to the sandbank, not all of these are our customers. Many are day trippers and hut visitors, and the popularity of the location is due to its natural beauty attracting visitors, rather than any increase in our operation. We do not view these visitors as a public nuisance, and we are impressed with how most visitors look after the area and treat it with respect.

The final point, "protection of children from harm", disappoints us most of all. We are a family friendly venue and always have been so. Our own children are a part of the history of the Beach House. We have seen generations grow up amongst the sand dunes and are proud of our reputation as a safe, family orientated venue. We've employed many children over the years and watched them grow up, returning each year to the holiday spot that made so many memories for themselves and their families, as many are now parents raising children of their own.

We are keenly aware of our responsibilities to not just run a business, but act as a de facto guardian of the area. We litter pick regularly, provide shop facilities, offer Huttie discounts, and we create jobs. We believe that this is a special place and that we have a responsibility to keep it so, for everyone.

We know many Hutties disagree with the decision of the MSBHC to call for this review, and whilst they are organising objections from the disgruntled minority, we want to give the happy majority the ability to submit their views too.

You can either write personally to the Licensing team at licensing@bcpcouncil.gov.uk to submit your views or fill out the form below to join our petition.

- Email
- Name
- Address
- Please click here to confirm your support
- Any Additional Comments you'd like to make

Name	Any Additional Comments you'd like to make
Jeremy Carpenter	
Jan Hinchliffe	
Danielle Denison	Fully support
Lisa Goodwin	This is not a private beach for the hut owners and everyone should be able to enjoy the beach. The beach hut is cafe/ bar for everyone to use. I have never seen any anti social behaviour when visiting. I live locally and walk there weekly throughout the year.
Anna Harling	
John bowen	
Anna Harling	
Nicola Turner	The bar & restaurant is an asset to the sandpit and my husband & children regularly visit.
Pauline Clubb	We have been visiting for years and I strongly believe that the cafe has very little impact on the beach hut residents. This sandbank is a popular destination and open to the public; as it should be. This is an asset to the area.
Susan Hare	
Julia Moulard	
Amy	
Kieran pacifico	
Charlotte Manton	
Julie White	
Josie Dalli	The Beach House provides much needed sustenance for adults; children and dogs who come to the Hengitsbury head area to enjoy the natural beauty. Without them; there would inevitably be unmonitored drinking in the dunes and their care for the people and the place are clear to see in everything that they do.
Emma Rogers	I spend a weekend a month in southbourne and I will always visit your spot when I'm at the beach.
Jill Townsend	
Sue Benson	
Aissa Sargent	The spit is for everyone not just the people who have the huts. We come for a walk; sometimes coffee or a drink; we get the ferry and we help keep local businesses thriving. I've never seen anyone drunk there and I used to live in mudford for years. This is just blatant snobbery.
Neg	
Emma burley	The benches are a credit to the area and a well used facility. They should stay and continue to be an asset.
Matthew Sephton	The Beach House adds enormous value to all visitors local and from further afield to Mudford Spit. I fully support their license to serve food and alcohol. It would be a great loss to the community if they have their license removed.
Sharon Matthews	

Sam	Beachhouse is such an amazing; family friendly; clean; tidy; well looked after venue that brings the spit to life. Along side providing facilities for the local residence so they don't need to venture off the head for supplies; it brings the community at the spit together to all have a good time. From personal experience; the Beachhouse keeps the beach safe; clean; free of glass as they don't allow any glass the leave the bar; their cups are all biodegradable keeping from affecting the environment and their team are always clearing up keeping the beach and site clean and tidy.
Lisa Rice	Great family venue
Sue Morgan	
Tara Sanger	
Nigel Morris	
Sue Dixon	
Darron Pitman	Many residents in bcp area use this facility its one of the few safe spaces left!
Chris wicks	I cannot believe anyone could suggest the beach house fails in its duty to protect minors. It is an amazing family friendly venue
Christine Stafford	
Louise Hutchinson	
Sandra Grant	
Briony du Cros	The beach house is a perfectly safe environment for everyone. A great asset to a naturally beautiful area.
Lucie Allen	
Jessica	
Robert Layburn	Beach Hut owners May own their beach hut; but they don't own the Sandbank. The Beach House is a great venue for locals and visitors to the area; as well as many beach hut owners/users. It has operated successfully and responsibly for many years.
Alex payne	
Samuel matthews	
Laura Cruickshank	Disappointed that a local business that only enhances a beautiful spot is being subjected to this witch hunt!
Gemma Pennington	
Agnieszka	
Pamela Spedding	The beach house is an asset to the spit and should be protected at all costs.
Louise Sanger	One of my favourite places to go
Joanne Grat	

	<p>I am a frequent walker and visitor to the Sandbank; and customer of the Beach House. The venue provide a very welcome and valuable service to all members of the public; and hut dwellers; and particularly welcome four legged friends and families. They operate in a creative and sustainable way; and to be honest under challenging location and logistical conditions.</p> <p>With the access to the Sandbank being limited to walking and in the winter months only weekends supported by the ferry; we need to get behind these businesses in these challenging economic times.</p> <p>The continuation of their licence is critical so that they can continue offering their welcome hospitality.</p> <p>I have already commented on the provision of benches; which is a very welcome facility and supports the demographic and diversity needs of the community.</p>
Wendy Cowan	
Bernie Layburn	
Gregg Gorman	
Alex	
Illeana Welford	
Brenda Forbes	
Sophie	<p>We have been visiting the beach house for over a decade and love stopping here. The benches are an important part of visiting allowing us to sit outside enjoying the view while having refreshments.</p>
Barbara Lynch	<p>I regularly make the journey to come to the beach house and surrounding area because it's absolutely stunning. Always the nicest welcome at the Beach House and a great addition to an amazing spot.</p>
Lara Dew	
Sam Kendall	<p>These are ridiculous objections and purely selfish on the part of a few privileged hut owners and the hut owners group. The spit is for everyone - not just them! It's us locals who keep the funds coming in to the council by parking at HH all year round. It's the locals who litterpick the beaches for free and report any problems. The beach house is a welcome site at the end of a walk and a community place to meet for a coffee to enjoy the views (and a glass of wine with dinner!). It provides a shop for beach hut renters and beach visitors during the warmer seasons and hosts events for people of all ages to enjoy!</p> <p>We have taken our children there when they were younger and have seen how much joy the Beach house brings to other people who love running/cycling along the head to visit!</p>
I am in support of the beach house and everything they do	
Richard Green	
Daisy Harvey	
Victoria Judge	<p>We've been visiting Mudeford Spit for many years; as boat owners; beach hut renters and as walkers and paddleboarders. A review of the licensing of the beach hut cafe is entirely unnecessary. It is a family friendly establishment and brings much needed facilities to visitors of this beautiful area.</p>
Graham Swain	<p>This is a fantastic facility and should be praised for the amenities it provides to locals and tourists alike</p>
Sophie	
Karen Pooley	<p>This area is for ALL not just beach hut owners</p>

Nigel Challis	The benches are so handy for stopping by for a drink or food; when out on a walk over on the spit. I nice cold pint and a rest please keep them
Anna Langridge	
David Upsdell	I support their application being a regular walker runner and paddler to Mudeford Spit and enjoy on occasions a coffee/drink or meal stop and sometimes just a stop on the benches outside!
Paula Tiernan	We are local and enjoy visiting the beach house and the beautiful soundings the benches have never been an issue for all the years we have visited and a great to be able to use the bench to enjoy the views and if these were to be removed it could do lots of damage to a wonderful spot and stop people coming to see what a beautiful place it really is .
Jane Golding	I regularly use the benches when using my paddle board from Mudeford Quay going over to the spit and stopping for a break on the benches without pressure to buy anything from the cafe. It's a lovely service to offer. Never had any issues and everyone takes rubbish away.
Jo Simmonds	
Polly Copleston	Regular visitor. Great place. No problems seen.
James cracknell	When having a walk always stop off for a drink or some food. We'll run establishment. And a much needed venue for here.
Graham Homer	Great place and friendly
Kate wood	
John Robinson	This is a public space and should be available to everyone not just the entitled few.
Victoria Nunn	
Angela	
Annie Banks	We are a family that use the Beach House fairly regularly. We love the ice creams; drinks and pizzas. We would miss it greatly; if it wasn't there.
Jane cribb	This business has been running on the headland for years. Sadly it's been waiting for permission to be passed on the new premises for a long time and in the meantime the business has been innovative; proactive and an asset to the area. I cannot understand why credence is being given to the beach hut owners. It's outrageous.
Jane Russell	The benches are very much welcome especially for people like me that can't sit on the ground because of disabilities.
Charlotte	
Andy Sharples	Fantastic well run family friendly venue. Nothing but a true asset to its location.
Alex	The Beach house is an absolutely fantastic venue and is a credit to the local area. Perfect place for families to relax after a walk or have something to eat and drink visiting the area. My wife and I take our daughter frequently; she loves being able to play on the beach then have some lunch and a drink with a beautiful view at the beach house.
Lynne Payrick	We visit the Beach House cafe and it is wonderful
Viki	Having been a regular visitor of over 20 years I have always enjoyed my visits to the Beach house and enjoyed their refreshments to purchase !! I've never seen anyone affected by drinking alcohol and also the staff are always clearing up any litter. All so respectful of the area. Please leave as it. No need for a change.
Sandra Daykin	

Natalie Hambleton	<p>This is an area that attracts many visitors both day trippers; people dog walking; hut owners and families. I visit regularly and have done for many years. I have never seen any inappropriate behaviour or incidents and the beach hut cafe is a responsible business and who keep the area clean. I have never seen any antisocial behaviour in this location and it is arguably one of the cleanest beaches in our area. It is a family friendly location and the beach hut cafe respects that. The business should be allowed to continue to operate as it has been doing for many many years without incident.</p>
Lewis Malone	<p>I was lucky enough to grow up on Hengistbury Road and have spent my whole life visiting the Spit whether visiting friends with huts; walking the dog; fishing; or enjoying a bite to eat at The Beach House. It's always been a positive part of the area and somewhere that brings people together.</p> <p>It seems a minority of hut owners view the Spit as their own private beach; which is a shame; because it's a place that should be enjoyed by people of all ages and backgrounds.</p> <p>I've never seen any degradation of the area in fact; I'd say it's improved over the years. The Beach House has been a consistent and responsible part of that; offering a welcoming space for locals and visitors alike.</p> <p>Thank you for your time; Lewis Malone</p>
Sadie Pretty	
Ffion	Don't remove the benches.
Warren Qui	<p>This Beach House has been an excellent facility to the area; providing much needed facilities to is regular visitors and dog walkers. I see it as great ambassador for the area and i am always proud to point to the environment and atmosphere as a great example of why Dorset is a great place to bring up a family.</p>
Natalie knights	
David Slinn	Wonderful venue serving patrons with great food; drinks and hospitality
Angela Blackwell	
Lau MORARU	
David Town	The beach house is an excellent family venue and has always provided a lovely experience more than suitable for the beautiful environment it shares with local and tourist visitors alike.
Andrew Rizza	
James Smith	
Caroline Radway	<p>A wonderful family venue that provides locals as well as visitors to the area a fantastic service as well as providing local jobs. Completely shocked that a privileged and selfish few are trying to disrupt this operation. We visit regularly as a family of 4; appreciating how welcoming and accomodating the beach house is for babies and young children; and when family and friends visit this a trip to the beach house is always the highlight; over and above many other waterside venues in the area.</p>
Nicole Pace	<p>The beach house is an excellent establishment! My partner and I both work there; and we take our 4 year old daughter all the time who absolutely loves being down there!</p>

Bob Garner	This area is for everyone and not the self appointed beach hut elite; I have visited the Beach House two or three times a year for many years and have always found it a pleasure. Somewhere to sit grab a bite to eat and a drink and admire the beautiful scenery.
Emily-Jae Mason	
Karen	Utterly ridiculous behaviour by those hut owners
Miriam Clark	I fully support the Beachhouse and find the need for this petition ridiculous
Richard Hobbs	
Kira Slater	I support this site completely; it is an amazing place which creates such a community feel. I can't believe anybody would feel differently.
Caroline Slater	I can't believe anybody would even consider being against the Beach House; me and my family have been coming here for years and will continue to do so for many more to come.
Mark Heard	I absolutely love coming to the Beach House; it is one of the most family friendly places about! It's one of our favourite places in the local area and would be heartbroken to see it go.
Stephanie hyde	
Penny Lodwick	
Becky Swaine	<p>I'm signing this because the Beach House is such a big part of what makes Mudeford special. It's a place where everyone's welcome " families; locals; and visitors " to enjoy the views; the food; and the relaxed atmosphere.</p> <p>The team there really care about the area. They keep it clean; create local jobs; and help make the sandbank such a friendly; safe spot for everyone.</p> <p>It would be such a shame to lose what they bring to the community. The Beach House makes Mudeford better" simple as that.</p>
Ben	
Ben Phillips	The Beach House is the best thing about Mudeford!!! Why would you want to change anything about it?!
Tom Smith	Keep up the excellent work!!! Don't let the negative ***** get you down
Emily Luck	
Carley Smith	
Lin Hazell	This establishment is a valuable asset to Hengistbury/Mudeford Spit. It is a family friendly venue which 3 generations of our family have enjoyed.
Adrian Childs	
Sue Boardman	
Nicola Fuller	
Penny Arton	Having walked out many times over many many years; it's always appreciated having a rest on a bench when you get out to the end; before the walk back along the road
Sophie Pickering	
Debbie Gunn	
Rachel McMullen	
Rhiannon Smith	Such a great venue in a wonderful location!
Karen Carpenter	
Jennifer Mapp	
Emma James	
Rebecca Cooper	The Beach House is such an important place for tourism and locals. Please allow them to keep their seating and licence for alcohol.

David Clark	
Ellie	
Hannah Slinn	I visit here several times a year; the cafe is my happy place! The staff and the location is just amazing.
Julie Phillips	Your venue is perfect; I've lived in Christchurch for 20 year's and visit you regularly; never seen any incidents or rubbish problems; your business makes people happy is all I can see..... Good luck
Casey	
Joanna GRAHAM	
Troy Kniveton	
Katharine Humphries	It is an extremely blatant attempt by the owners of beach huts to not allow the public to enjoy the spit. It is not theirs; it is for everyone to enjoy. I live in Mudeford and it is an important part of our community. It is a long walk to get to the spit; or an expensive ferry. There should be a place to sit and have food / drink to enjoy the surroundings. It is important for the community and it is important for people who are less able who need a place to recharge. We have a very large elderly community and they will not be able to enjoy the spit if we do not have the cafe and a place to sit. It's ableist to remove important benches and I'm extremely disappointed and honestly disgusted by the beach hut owners who have requested this review. Simply so they can have it to themselves. I have never once seen any danger; or any rowdiness.
Julian Browett	This is a great family orientated business that does much more than sell food and drink. I visit on average once per week and have never seen or heard off any disturbances or bad behaviour that could be attributed to the Beach House.
Susan Lawrence	We have visited Hengistbury for many years. We hired a beach hut every year when our grandchildren were young. They are now aged 18 and 20 and have many happy memories. Our much loved dogs ashes are scattered there and we visit regularly and bring her flowers. Please do not let a minority of people spoil it for those who love it so much. The cafe and the facilities it provides adds to the loveliness to Hengistbury.
Kathy Goodaire	
Julie Phillips	
Marian forrest	
Ms Jane Chapman	
Michelle Roberts	
John Organ	Dear MSBHA you may rent a small area of sand on the sandbank but that does not give you the right to be able to dictate what facilities the cafe supplies to its thousands of annual visitors. I have been coming to the area on a regular basis for the last sixty years. Please do not spoil this for everybody else either your minority views.
Sioban Curran	The food /drink options are so needed on the spit ; great addition to the area Lovely family friendly venue
Lenieve	
Evelyn Kay	
Lisa Cristofoli	A delightful and welcome venue; food and drink; essential on either a hot or cold day. Thankyou for being there.
Christelle Hill	

Zoe evans	We should be supporting and uplifting local businesses. The beach house is an incredible asset to the local area and brings revenue to the area.
John organ	There are more visitors to the sandbank than a few owners of huts; they cannot be allowed to run roughshod over facilities for everyone else
tiziano borghonovo	
Ivana Lance	
Lisa Powell	The MHBHC won't be happy until the Beach House is shut down. Disgusting behaviour from them. The beach house is a wonderful; family venue and should remain for the majority of us who love walking there each weekend and making the most of the beautiful area.
Michaela beekwith	
Lou foster	Why take away something that is already working fine. We also have a child and I've never had a problem there
Heather Moore	
Fiona	
Michelle Roberts	
Charlotte Young	
Louise Powell-Hills	With so many local businesses struggling to survive; it is so sad to hear that the MSBHA have decided upon this course of action. The Beach House at Mudeford and Sobo Beach are fabulous establishments; which we must fight for!!
Kate whike	Such a lovely place to sit; eat or drink. Those who visit are lovely - we go most weekends. Please don't harm such a lovely family business.
Charlotte small	
Anne Mackrell	
Tina page	
Dan farmer	
Malcolm Viner	As locals we regularly visit the headland and Spit for exercise and to enjoy the views and area. The beach cafe is a fabulous place to pause and enjoy some food and a drink - ideally outside if weather permits. We appreciate the facilities/tables the cafe provides and a refreshing beer. There is always a friendly and relaxed atmosphere with families; locals and walkers.
Samantha Ferguson	
Mike Rose	Been local all my life (48 years) we take our dog and tinny (small boat) down to this spot all year round. The benches are brilliant! Do not remove; restrict or change them in any way! In fact a few more wouldn't go a miss!
Jacqueline Bodell	I have visited The Head and the Cafe for over 25 years on a weekly basis. It is a lovely place and very well run. A joy to visit on either a beautiful summers day or a refuge in the depths of winter. There is negative impact and they should be supported.
Maxine cayton	

Antonella Crisante	The Beach House Mudeford has always been a welcome delight for me and my family and friends to visit (elderly and young) whenever we make a trip to the wonderful area that is Hengistbury Head. An opportunity to take a rest; enjoy the ambiance; watch the world go by and enjoy a coffee/cake or delicious offering. During the summer evenings I power walk along to the sandbank and to see the welcome lights of the Beach House gives me a sense of security knowing the friendly staff are around and I often see them at the end of the day tirelessly clearing; cleaning; making sure everything around is pristine and in order for the next day. How lucky are we to have such a lovely place to visit in this area of local beauty.
Jessica Troke	
Sian Hockridge	
Neil Tindle	I disagree with all the points raised in the MSBHS assessment.
Paul Williams	The Beach House Mudeford has been part of the unique ambience of Mudeford Spit for so long; and I've enjoyed many superb occasions with my family over the years. I always feel my kids are safe when we are there and the staff have always been so nice. I hope it continues; as I love it
Nicola Haycock	My family and I have loved the Beach House for generations; in all its various guises. We are very local and spend much of our time on the Spit. Although we can't afford a beach hut; the Beach House provides us; and many other multi-generational families; with a welcoming place to enjoy refreshments; meals; and ice creams without having to lug everything across the beach ourselves. The Beach House plays an essential role in keeping the Spit accessible and enjoyable for everyone; not just for those with private huts or boats. It's one of the few places where local families; walkers; and visitors can relax responsibly and feel part of this unique coastal community. The management has always been responsible; friendly; and mindful of the environment. We have never experienced noise or disruption just good food; good service; and a lovely community atmosphere. Losing or restricting their licence would have a real negative impact on ordinary local families and the inclusive character of the Spit. In short; please support the renewal and continuation of the Beach House licence; so it can carry on serving this wonderful community respectfully and sustainably for generations to come.
Abigail Banfield	
S pulford	
jane Dunsdon	This is one of my favourite places to visit and have rented beach huts for a weekends away. Having the benches and seats are invaluable for someone who cannot stand for long waiting for the ferry back across the water.
Tony & Deena Martin	The restaurant should have been rebuild years ago; a great feature of the spit. Unpretentious and very well run. A real comunity asset.
Emma Burnett	
Deborah Shepherd	
Sally Johnson	The beach house operates a friendly and well managed cafe. It welcomes locals and tourists. It's very safe for everyone to enjoy.

Neil Harvey	We often visit the sandbank and love sitting on the Beach House benches as a lovely scenic stopping point whether we are using the Beach House or not. I can't believe there are safety concerns and there is usually room for vehicles even and busy times and quite frankly people just move out of the way of vehicles
Tiffany gallagher	
Malgorzata Malinowska	
Rebecca Hetherington	
Holly y	
Ian Sale	
Duncan Chapmam	
Eric edser	
Tracy Lyon	We have been coming to Mudeford Spit for years with our children. We love the walk both along the beach or up over the head. Stopping for a pit stop at the Beach House followed by the walk back through the nature reserve. We dream of owning a beach hut; but they are way out of our reach. The walks and the Beach House let us share a little of what the beach hut owners are lucky enough to have. Please don't let us lose this wonderful place.
Joanne edwards	
Toby Irons	<p>We strongly feel like the benches should stay. We as a family walk down this stretch many times during the year; and having gone through major back surgery it is very useful to be able to rest now and again whilst taking in the sights of this beautiful landscape.</p> <p>If you compare it to a very similar stretch of coastline just up the road – The Sandbanks Peninsula – in Poole; there are so many benches to sit on in-front of beach huts and in similar surroundings. The elder generation and people with walking disabilities would also struggle with not being able to stop and rest along the way.</p> <p>We hope they will reconsider their decision and keep the benches/seating in position and if anything; include more.</p>
Bryan Taylor	This is a public space and should be preserved as such
Beau Evans-Jones	
Terry Cunningham	The Beachouse is a welcome facility and it's current use and facilities constitutes no problem to the local community.
Matthew Woodrow	Great place to grab a cold one.
Beth Vincent	As a local I use these premises on a very regular basis. I have no concerns for children; safety or general unsocial behaviour from members of the public also using these facilities. The area is always clean and welcoming. It would be a travesty to lose such a wonderful place or be giving the choice to purchase and consume drinks or food. Be kind to locals I am concerned that hut owners who only use the area during holiday periods and pushing for change which absolutely will affect local people!
Simon Hill	It is a public area and the Beach House is a wonderful asset.
Emma Carpenter	
Pam Morgan-Brown	

<p>Hugh Stephens</p>	<p>I think you need to examine the beach hut owners flagrant disregard to the rules rather than attack a much loved business that serves the whole community; rather than these self-centred shed owners;</p> <p>(BCP Handbook for owners)</p> <p>Use of open areas</p>
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From: [Katherine Fowler](#)
To: [Tania Jardim](#)
Subject: RE: Application to review Premises Licence: Beach House, Mundeford
Date: 21 October 2025 09:40:25
Attachments: [image005.png](#)

Hi Tania,

I've been reviewing the complaint history in preparation for the Planning Committee on Thursday 23rd October 2025 and noticed that I have made an error in my correspondence to you below on 24th September 2025 with regards to the application to review the premises Licence at Beach House, Mundeford.

Five complaints were received following an event held at the premises on Friday 22nd August (not 19th August 2025) please can this be reflected in your report to the Sub-Committee to ensure the information provided is correct.

Kind regards

Kat Fowler
Environmental Health Officer
Housing and Public Protection
T. 01202 128029

www.bcpccouncil.gov.uk/news-sign-up

Please note I work part time my working days are Monday to Thursday.



From: Katherine Fowler
Sent: 24 September 2025 14:07
To: Tania Jardim <taniam.jardim@bcpccouncil.gov.uk>
Subject: Application to review Premises Licence: Beach House, Mundeford

Good afternoon,

Thank you for consulting Environmental Health in relation to the application to review the premises licence raising concerns regarding all four Licensing Objectives.

The application raises concerns regarding an increase in noise emanating from the premises which as we understand since the fire demolished most of the building in 2018 now consists of a series of containers, roofs and remnants of the former building provide an open-air takeaway offering with a covered harbour facing terrace.

Having reviewed our records for the past five years I can confirm that we have received a total of eight complaints relating to noise from this premises:

- **August 2025** - Five complaints were received following an event held on 19th August 2025 to celebrate a beach hut owner's birthday. Recorded music was played through the in-house sound system and was turned off by 23:00 hrs. These complaints were investigated, and advice was provided to the operator reminding them of their responsibilities as a Premises Licence Holder to uphold the Licensing objectives, particularly the prevention of public nuisance and minimise noise disturbance to the surrounding area. It was deemed that this was an isolated incident as no further incidents have been reported since, and the case has been closed as no nuisance substantiated.
- **June 2025** - One complaint was received on 20th June 2025, which was more general in nature. It referenced the upcoming expiry of the temporary planning permission in December 2025 and raised concerns about the advertising of live music events, noting that music was travelling widely. As no further details of the incidents causing disturbance were received, the case was closed and no nuisance substantiated.
- **August 2023** – One complaint concerning noise from a guitarist playing music all day on a bank holiday Sunday. Music noise disturbing their peace at their beach hut. Investigated, isolated incident, no nuisance substantiated.
- **June 2021** – One complaint concerning noise from a guitarist playing music during the daytime. Investigated, no nuisance substantiated.

Based on the history of complaints and our investigations, Environmental Health has no reason to raise a representation on this application. Following the most recent complaints we have reminded the Licence holder of their responsibilities to manage and control noise from the premises and adequately promote the prevention of public nuisance licensing objective. Whilst we are aware no conditions relating to this licensing objective are currently stipulated on the premises licence, it is important to note that the Live Music Act deregulates live and recorded music, removing the licensing requirement when it takes place between 08.00 and 23.00hrs. Furthermore, we are satisfied that our nuisance and licensing regimes are in place to deal with any adverse impact, should it arise in the future.

We are aware that a planning application (P/25/01461/FUL) to replace the current temporary building with a permanent structure was submitted in May 2025. The application is due to be heard at Planning Committee in October 2025. Although the proposed development will retain some open-air characteristics as it does now, Environmental Health has recommended planning conditions to ensure that noise from both music and customers is appropriately managed and controlled to prevent adverse impacts on nearby sensitive receptors.

Should you require any further information, please do not hesitate to contact us.

Kind regards

Kat Fowler
Environmental Health Officer

Housing and Public Protection

T. 01202 128029

www.bcpCouncil.gov.uk/news-sign-up

Please note I work part time my working days are Monday to Thursday.



From: [Caroline Trimby](#)
To: [Tania Jardim](#)
Subject: RE: THE BEACH HOUSE, MUDEFORD BEACH SANDBANK, BOURNEMOUTH, BH6 4EW (M230822)
Date: 06 October 2025 14:55:35
Attachments: [image003.jpg](#)
[image004.jpg](#)
[image005.png](#)

Dear Tania,

I spoke with Tom after our Teams chat. The Beach House's application for temporary permission expires on 31st December so they will have to cease using the structures by then and apply for a new licence when the café is rebuilt.

Permission **7-2021-11229-N** deals with this temporary arrangement: **Use of land for the temporary siting of 4 storage containers in connection with the existing use of the site for the sale and consumption of food & refreshments - Existing unauthorised. GRANTED.**

These are the relevant Conditions attached to this permission:

1. Temporary 3-year Permission & Approved Plan Nos.

The 4no. modified shipping containers hereby permitted (hereafter referred to as 'the 4no. Containers') on site and shown within the site outlined in red and marked as A, B C and D and on plan no. 201004/001 shall only be used in connection with the existing use of the site for the sale and consumption of food & refreshments (hereafter 'the permitted use') for a period of 3 years expiring 31st December 2025. After 31st December 2025, the permitted use of all 4no. containers shall cease.

All 4no. containers; any means of fixation or utility connection to the concrete slab beneath ;and materials resulting from the demolition shall be permanently removed from the application site within 60 days of the date of failure to meet any one of the requirements set out in condition 2 of this planning permission.

Reason: For the avoidance of doubt, in the interests of proper planning and to facilitate the unimpeded implementation of the approved planning applications for a permanent structure subject to the satisfactory discharge of their respective conditions.

2. Scheme of Removal

(1) Within 12 months of the date of this decision a scheme for the removal (as required by condition 1 of this permission) of the modified shipping containers (hereafter 'the 4no. containers') existing on site and depicted as A, B C and D on plan no. 201004/001; together with any means of fixation or utility connection also being removed; and details for the making good of the area beneath (hereafter 'the approved scheme'), shall have been submitted for the written approval of the local planning authority.

An Enforcement case was set up to respond to complaints (**ENF/25/0403**) and this is on hold awaiting the following application submitted:

P/25/03404/FUL: Change of Use from open space to Class E(b) and the siting on 8 picnic benches in connection with the adjacent Beach House Café.

So, everything is currently on hold for this one.

Kind regards,

Caroline

Caroline Trimby



BA (Hons) Town Planning, MA Urban Planning
Planning Officer (Development Management)
Planning Services
caroline.trimby@bcpcouncil.gov.uk
bcpcouncil.gov.uk



**DORSET & WILTSHIRE
FIRE AND RESCUE**

Dorset & Wiltshire Fire and Rescue Service
Five Rivers Community Health & Wellbeing Centre,
Hulse Road, Salisbury, Wiltshire SP1 3NR

BCP Council Licensing Team
Town Hall Annexe
St Stephens Road
Bournemouth
BH2 6EA
Sent by email

Direct Line: (01722) 691717
Email: businessfiresafety@dwfire.org.uk
Your ref: M230822
My ref: P0280805/206011
Date: 06 October 2025

FAO: Tania Jardim

Dear Tania,

**Licensing Act 2003 – Application for a review of Licence.
The Regulatory Reform (Fire Safety) Order 2005**

Address of Premises:

Beach House Restaurant, Hengistbury Head, Bournemouth, BH6 4EW

I refer to your application dated 18 September 2025 for a review of a Licence for the above premises.

Based on the information received, I wish to inform you of the following:

A previous building control application consultation in 2020 made the comment that the width of the access road and its ability to take the weight of our appliance and the lack of turning facilities near the Beach House Cafe would mean that the requirement of B5 under the Building Regulations 2010 would not be met. This should be factored into any fire risk assessment for the premises.

The Regulatory Reform (Fire Safety) Order 2005

Articles 9 & 11 of The Regulatory Reform (Fire Safety) Order 2005 requires that a suitable and sufficient **fire risk assessment** is recorded in full, includes the assessment findings and the measures which have been/will be taken by the Responsible Person.

- Further guidance and assessment guides can be found: www.gov.uk/workplace-fire-safety-your-responsibilities/fire-risk-assessments available as a free download.

Chief Fire Officer Andy Cole QFSM

I take this opportunity to remind you that fire safety is a dynamic process to be considered on a daily basis, and the assessment of fire risk should be constantly under review and updated as required, especially where the risk in the premises has been affected by alterations, changes in procedures, use or occupancy.

Additional Support and Information

If you require further information about your responsibilities on how to comply with the law or access additional guidance, please visit our website; [dwfire.org.uk/licensing and events](https://dwfire.org.uk/licensing-and-events).

Yours sincerely,

Diane Broomfield
Fire Safety Auditor
On behalf of the Dorset & Wiltshire Fire and Rescue Authority

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THE BEACH HOUSE MUDEFORD, SANDBANK, CHRISTCHURCH BH6 4EW APPLICATION FOR REVIEW OF PREMISES LICENCE

WITNESS STATEMENT OF KIMBERLY JOHN SLATER

Personal details

My name is Kimberly John Slater. I am familiarly known as Kim. I was born in 1951 and have worked in the licensed hospitality trade for 46 years.

I have been a Director, Designated Premises Supervisor (DPS), and Licence Holder for multiple premises across the south of England, including within the Bournemouth, Christchurch and Poole (BCP) area. No licence that I have held, or licensed premises I have been involved with, have ever been reviewed.

I obtained my first premises licence in 1978 when I purchased The Starre Inne in Christchurch. Since then, I have owned and operated a number of well-regarded, family-friendly venues with a focus on food and community engagement. My three core sites in recent years have been:

- **The Beach House, Mudeford** (since 2004)
- **The Boathouse, Christchurch** (since 1998)
- **SOBO Beach, Southbourne** (since 2022)

All three have excellent reputations and are well integrated within their local communities.

The Beach House

In 2004, Beach House (Mudeford) Limited, of which I am the sole director, took a lease of the premises known as 'Beach House Cafe' from BCP Council. The lease was renewed in 2015 and expires in 2029.

I purchased the existing business as a going concern and over the next 14 years I developed it into a well-regarded coastal dining venue, known especially for its fresh, locally sourced seafood and family friendly atmosphere. I produce an album of 11 photographs of the Beach House operation (before the fire of 2018) as exhibit **KJS/1**.

The Beach House sits in the heart of a highly social and family-oriented public beach. The surrounding Sandspit area includes approximately 400 privately-owned beach huts, regularly used by local families and rented out to holidaymakers. On busy days, thousands of visitors arrive via ferry, land train, on foot, or by bicycle, creating a naturally lively environment. Many hut owners/renters enjoy drinks and food outside their huts. Music is played inside and outside the huts. The 'party atmosphere' generated by some huts can extend late into the night.

Licensing History

When I took over The Beach House, the business was operated under two licences: one in respect of the café/restaurant, and the other in respect of the attached off-licence. I understand that remains the position today. In 2005, the licences were 'converted' into premises licences under the Licensing Act 2003.

I am the DPS under both licences, which are in the names of Macemade Limited. My three daughters are directors of Macemade Limited, including Danielle Matthews, who will represent the company at the review hearing.

The Fire in 2018

In **November 2018**, the café was forced to close as a result of severe fire. This had two related, but different consequences. Firstly, a temporary structure had to be put in place if we were to resume trading; and secondly, proposals had to be drawn up for a new, permanent structure. Each arrangement would require its own planning and licensing consent.

So far as the temporary arrangement is concerned, I worked closely with both Christchurch Council and later BCP Council. It was agreed that food and alcohol could be supplied from three converted shipping containers placed within the footprint of the site. The roof had been damaged beyond repair and what was left of it had to be demolished for safety reasons. I produce 2 photographs of the damage as exhibit **KJS/2**.

Planning permission for the temporary structure was granted accordingly. The existing premises licence for the café was also varied to substitute an amended plan to reflect the new structure. There was no change in the licensable activities, hours of operation or licence conditions. I produce the amended plan at exhibit **KJS/3**.

The rebuild of a permanent site has been delayed by factors beyond our control. As landlords, BCP Council proposed a new modern design and applied for planning permission on 20 March 2020. I produce an outline of the proposal as published on the Council's website as **KJS/4**. The proposal was strenuously objected to by beach-hut owners and was withdrawn before going to committee.

A like-for-like build was then submitted by BPC and approved on 5 October 2021. After a lengthy consultation with hut-owners and the broader community, we made an application for a further improved design on 5 April 2022, and this was approved on 15 December 2022.

We had hoped the Council would start construction on the new plans as quickly as possible, but the build cost (approximately £1.4 million) was prohibitive – it transpired that the Council had inadvertently under-insured the premises and there was only some £300k in the budget for the re-build. Despite our offering to pay a level of rent that was 30% higher than market value, the works did not go ahead. The Council reached out to us for an alternative proposal, they having run out of options.

In order to get things moving, there seemed to me to be no commercial choice but to assume financial responsibility for some of the re-build. An arrangement was agreed for us to 'top-up' the Council's £300k insurance funds with our own money, in return for paying a lower rent on the site. Accordingly, we procured a new design using the same external presentation as already approved, but with an open roof and (in order to bring the costs down) shipping container construction for the rear of the cafe. We applied for planning permission on 21 May 2025. Inevitably perhaps, objections were received from a number of beach hut owners, but the application was approved on 23 October. I do not yet have the formal written decision, but hope to have it by the review hearing.

The way forward

Application has yet to be made for a premises licence for of the new-build authorised on 23 October 2025. I have been advised that we should apply for a ‘provisional statement’ before committing to any building works. When the works are complete, or near complete, we will apply for a premises licence in accordance with the provisional statement. It is difficult to predict a date for the conclusion of these processes, having in mind the history of objections and the long delays caused by them.

In any event, and to avoid disruption to a tourist destination in the summer season, our intention is to commence construction in October 2026, to be completed in time to open the new Beach House the following spring.

Representations against the Beach House

It cannot be without significance that of the 400+ beach hut owners and the many thousand local residents consulted, only 24 representations supporting this review have been received. I do not accept the picture they paint. The complaints about isolated incidents are exaggerated, unfair and do not reflect the day-to-day operation of the Beach House. The overall impression given is wholly at odds with the evidenced experience of most beach hut owners and visitors.

On 13 October 2025 posted a petition on Facebook and Instagram in response to the current licence review. The preamble stated –

We know many ‘Hutties’ disagree with the decision of the MSBHC to call for this review, and whilst they are organising objections from the disgruntled minority, we want to give the happy majority the ability to submit their views too.

You can either write personally to the `licensing team at licensing@bcpcouncil.gov.uk to submit your views, or fill out the form below to join our petition

The petition received over 570 signatures before it was it was taken down on 16 October, with strong support from beach hut owners as well as the broader community. I respectfully ask the Licensing Sub-Committee to glance through all the comments made, but examples are -

Simon Vivian – Hut Owner:

“As a huttie and father of children who have grown up on the beach — and who have worked at The Beach House — I’ve never had safety concerns caused by its operation. It’s busy, but no more so than any other popular venue.”

Brian Nicholas – Hut Owner:

“The Beach House offers great facilities — where else are visitors supposed to go to sit by the water and enjoy refreshments?”

Andy & Helen Golding - Hut Owners:

“As a local resident and beach hut owner I can’t understand the push back on this. The sandspit is an area for all to enjoy and the beach house café bar and shop make it better for us all and we are lucky to have such a great facility. The benches do not look out of place and are well used and enjoyed.”

Laura Campbell:

“The claims made by the MSBHA are ridiculous. The Beach house café is a welcome service to all guests and visitors and does not pose any threat or harm as suggested. As a frequent visitor to the spit, and with friends who are hut owners, I totally support this business to continue its operations.”

Lisa Goodwin:

“I have never seen any anti-social behaviour when visiting. I live locally and walk there weekly throughout the year.”

Chris Wicks:

“I cannot believe anyone could suggest the beach house fails in its duty to protect minors. It is an amazingly friendly family venue.”

I produce the Petition as exhibit **KJS/5**.

Photographs produced by some of the objectors present a one-sided, worst-case scenario. So that there is a more balanced picture before the Sub-Committee I produce a bundle of 10 recent photographs as exhibit **KJS/6**.

The impact of Covid

As I have mentioned, the Beach House has long enjoyed an 'off-licence' facility in separate but attached premises. I produce the off-licence for the Beach house as **KJS/7**. For years, visitors and hut owners have purchased bottled and canned drinks there and taken them to the various benches (near and far) to sit and consume them.

During the Covid Pandemic, and to encourage the use of outdoor spaces, the government relaxed any restrictions on licensed restaurants and bars that prevented the sale of alcohol in open containers for consumption off the premises. In September 2023, the government extended this relaxation until 31 March 2025.

It is perfectly apparent that Beach House customers became very used to taking advantage of this relaxation, and I am aware that many still take drinks outside the Beach House in open containers. Although I do not believe they cause any genuine problems in so doing, and although I am told that government guidance is supportive of a continuance of this practice by way of minor variation of licences, as an interim measure we will use our best endeavours to ensure that customers served alcoholic drinks in open containers in the Beach House do not take them from the premises. I have been advised to have notices to that effect at all exit points, and retrain staff as to the strict position in law.

The impact of having no roof

I can understand and accept that from the re-opening the Beach House in 2019 there has been a vulnerability to noise-nuisance that is quite different from the position when there was a roof over the enclosed building. I firmly believe, however, that having regard to the fact that this is not a residential area (in the usual sense of those words), and that the spit is a popular tourist destination, our provision of live and recorded music has been reasonable. There are no music-nuisance complaints from the majority of hut owners, and none (so far as I am aware) from anyone else.

That said, and as much for our protection as anyone's, I would be happy for a sound-compressor to be installed in the Beach House, to address the fact of the 'open air' construction of the Beach House. Accordingly, I offer these conditions, the final wording to be agreed:

A sound compressor must be installed on the premises' amplification system and maintained in accordance with the following criteria:

(a) The compressor must be set at a level determined by and to the reasonable satisfaction of an authorised Environmental Health officer and in consultation with the premises licence holder, so as to ensure that no noise nuisance is caused.

(b) No electrical sound-generating equipment shall be used on the premises without being routed through the sound compressor.

I believe that throughout our long trading history we have demonstrated consistent responsibility, integrity, and commitment to upholding the licensing objectives. Until this review, it has never been suggested otherwise. Indeed, looking at the representations against us (i.e. supporting this review), there seems to have been nothing but praise for our operation before the fire of 2018.

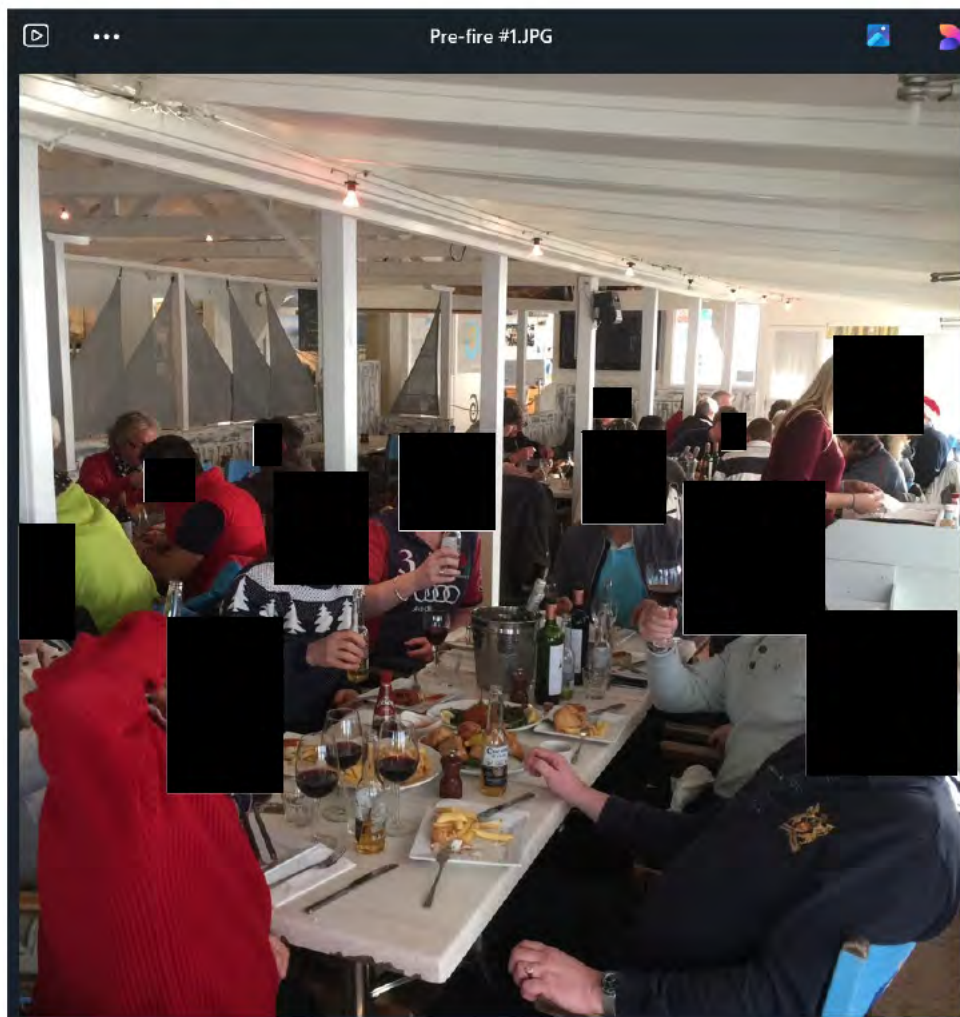
The current issues stem from the temporary structure and the licensed use of that structure since we re-opened in 2019. This review concerns how the premises should be licensed, pending a permanent solution for the re-built Beach House. I hope that by the imposition of the above conditions, and the better control of customers attempting to leave the café with drinks in open containers, a sensible interim position can be achieved pending the issues being more comprehensively examined on the application, as yet to be made and determined, for a premises licence for the new permanent structure.

Signed

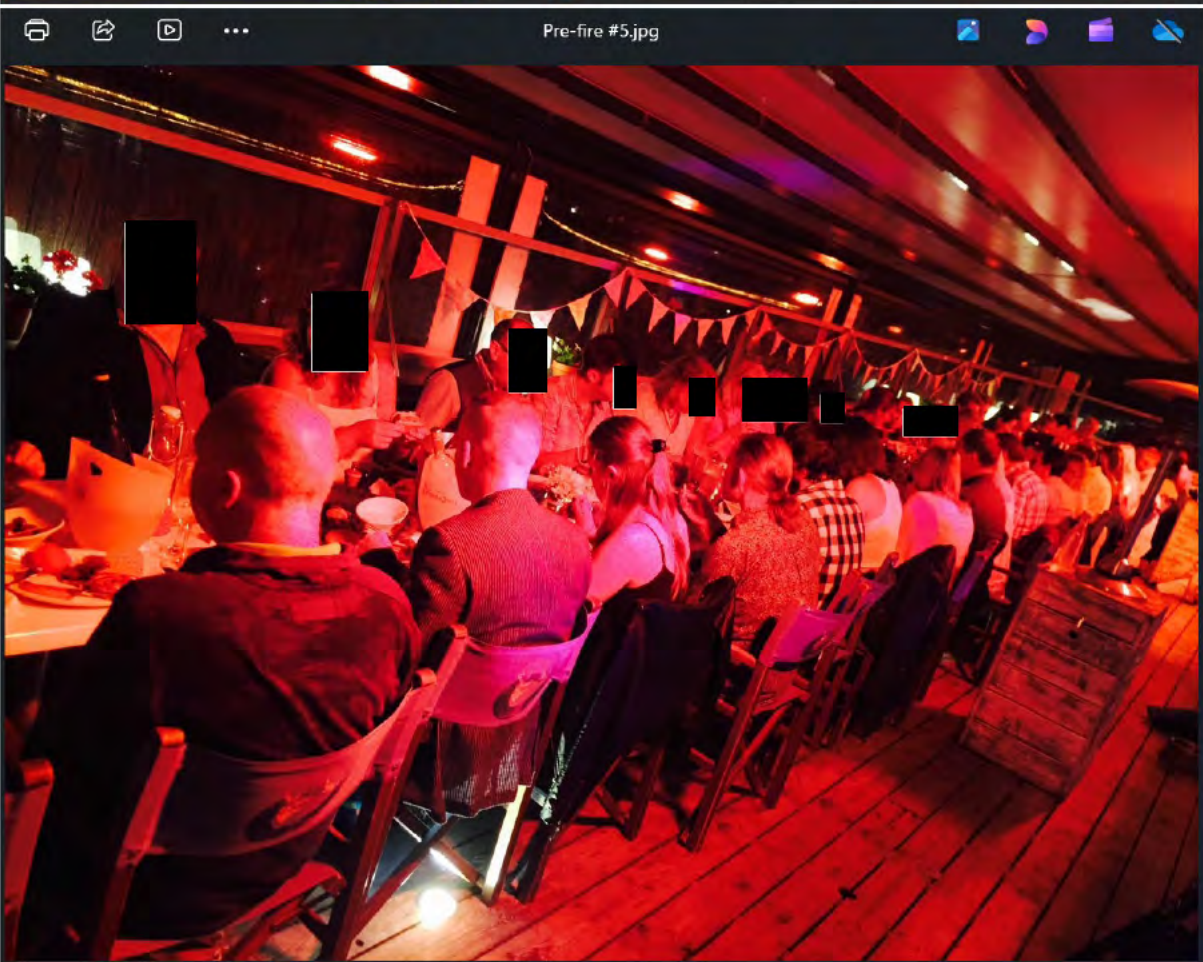
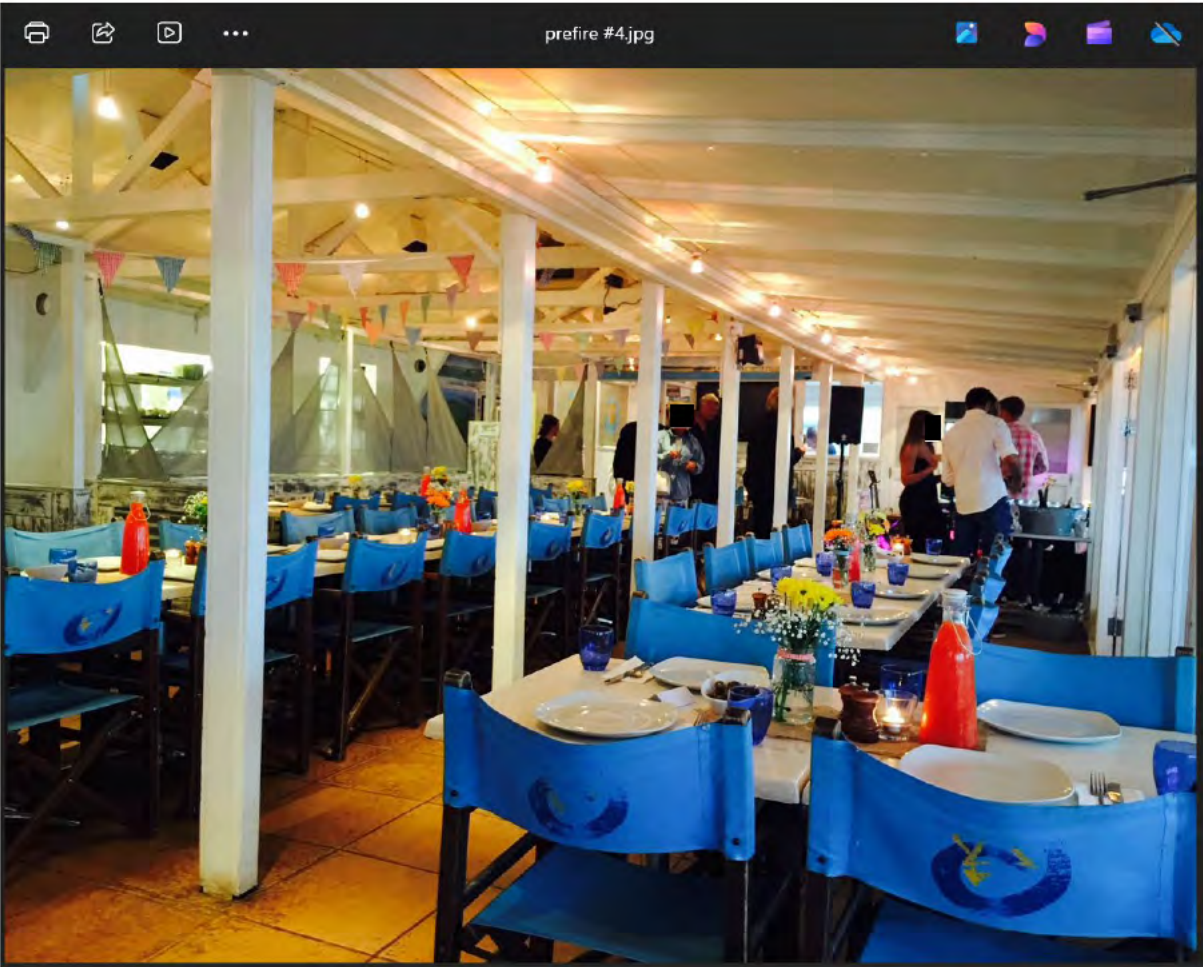


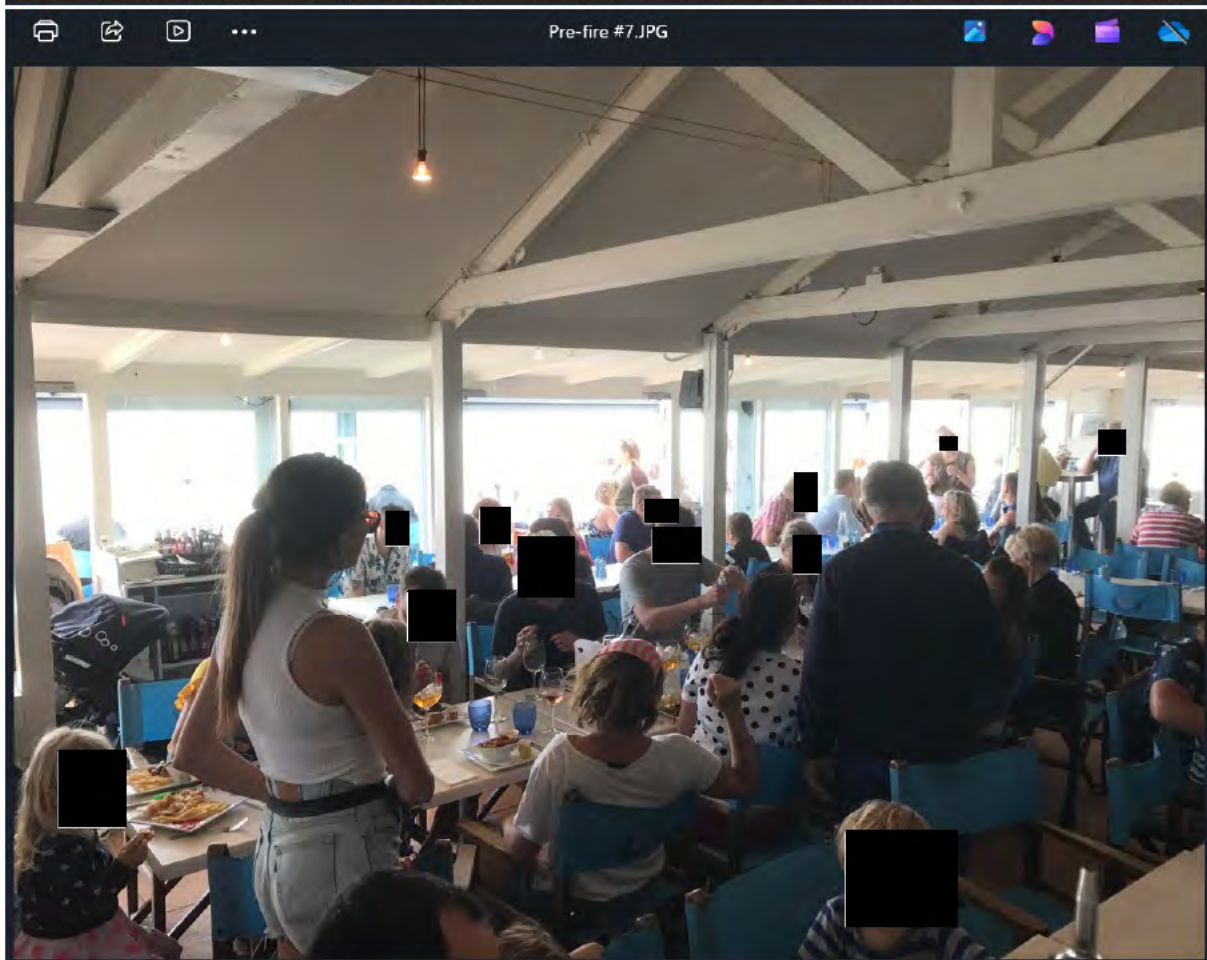
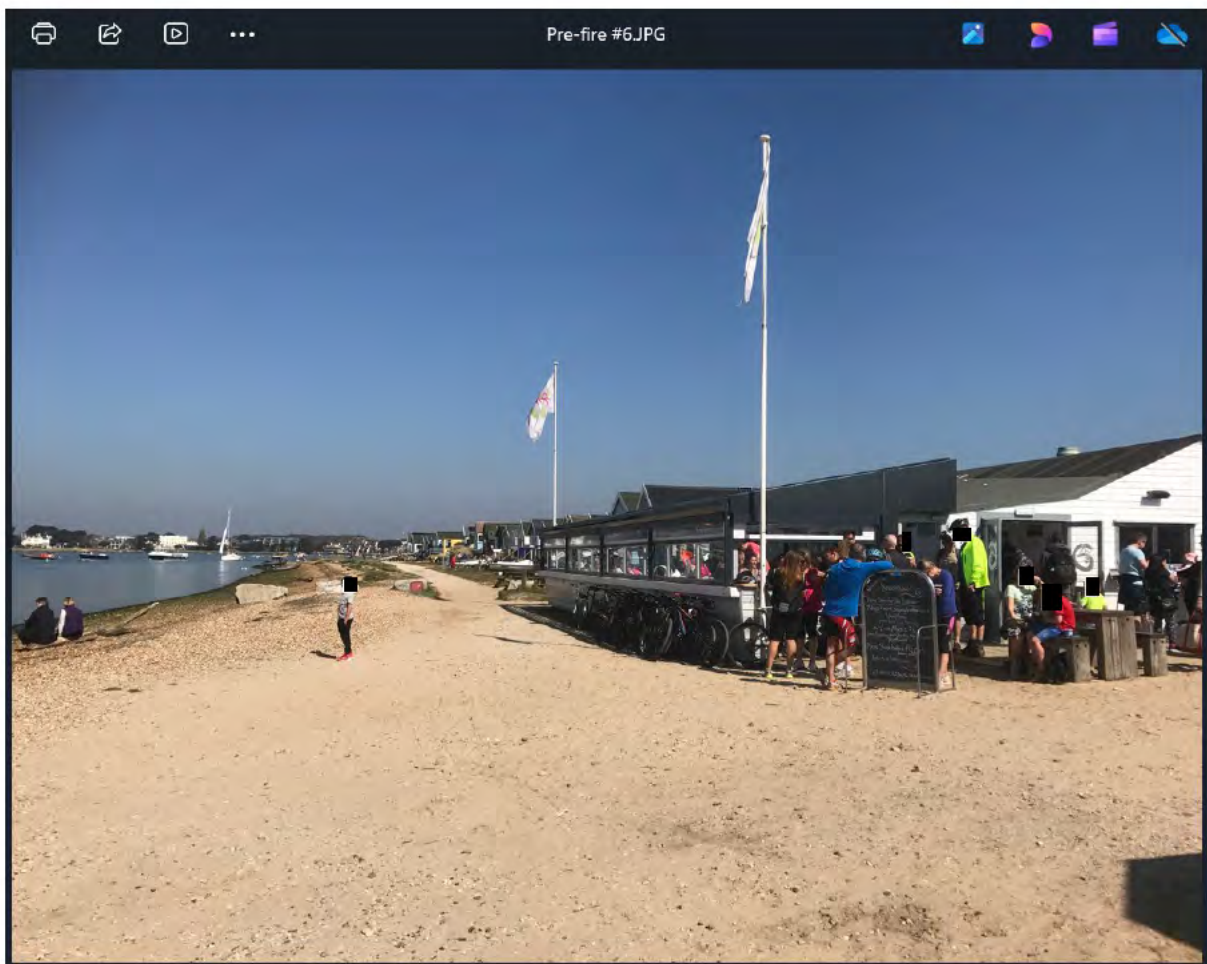
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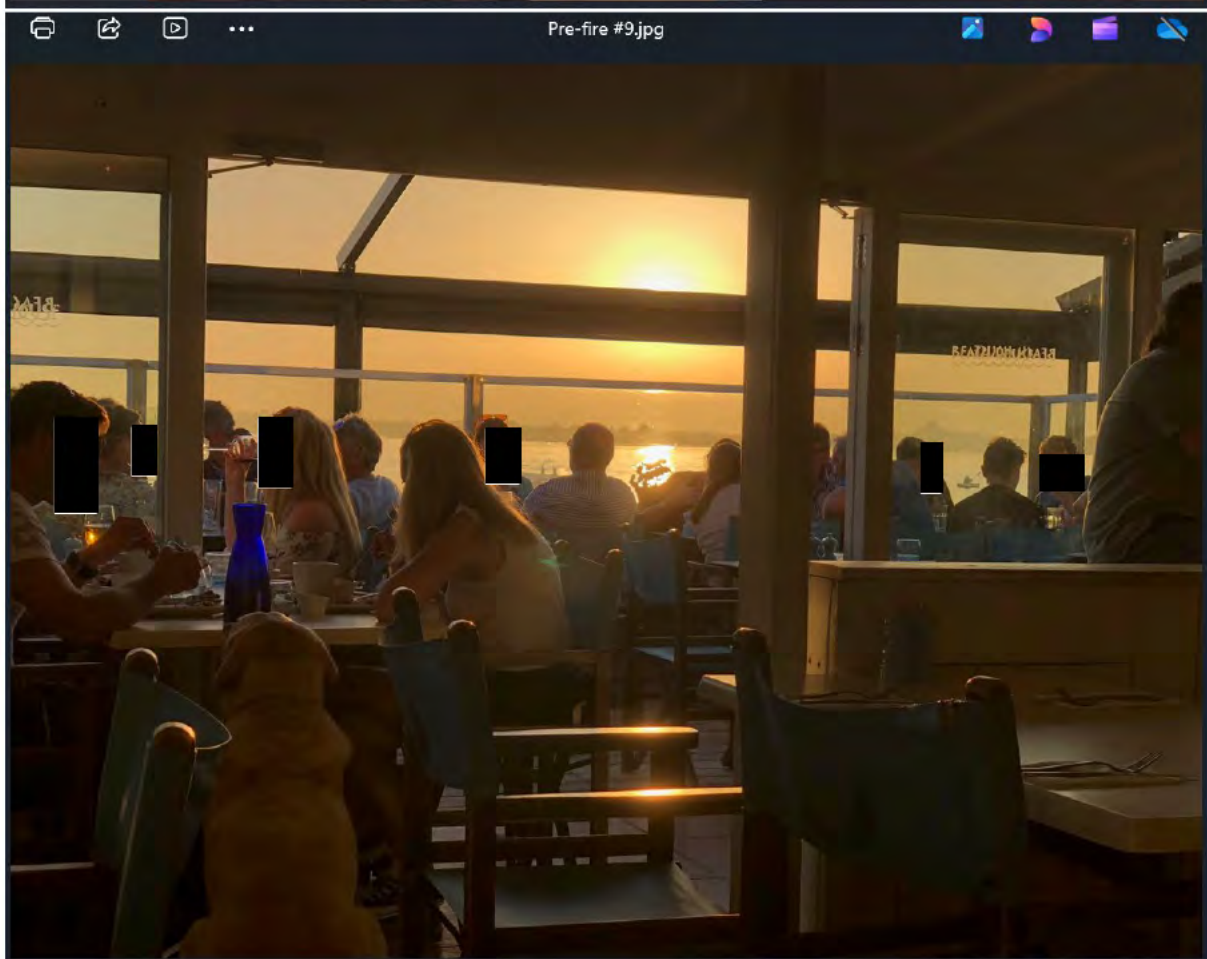
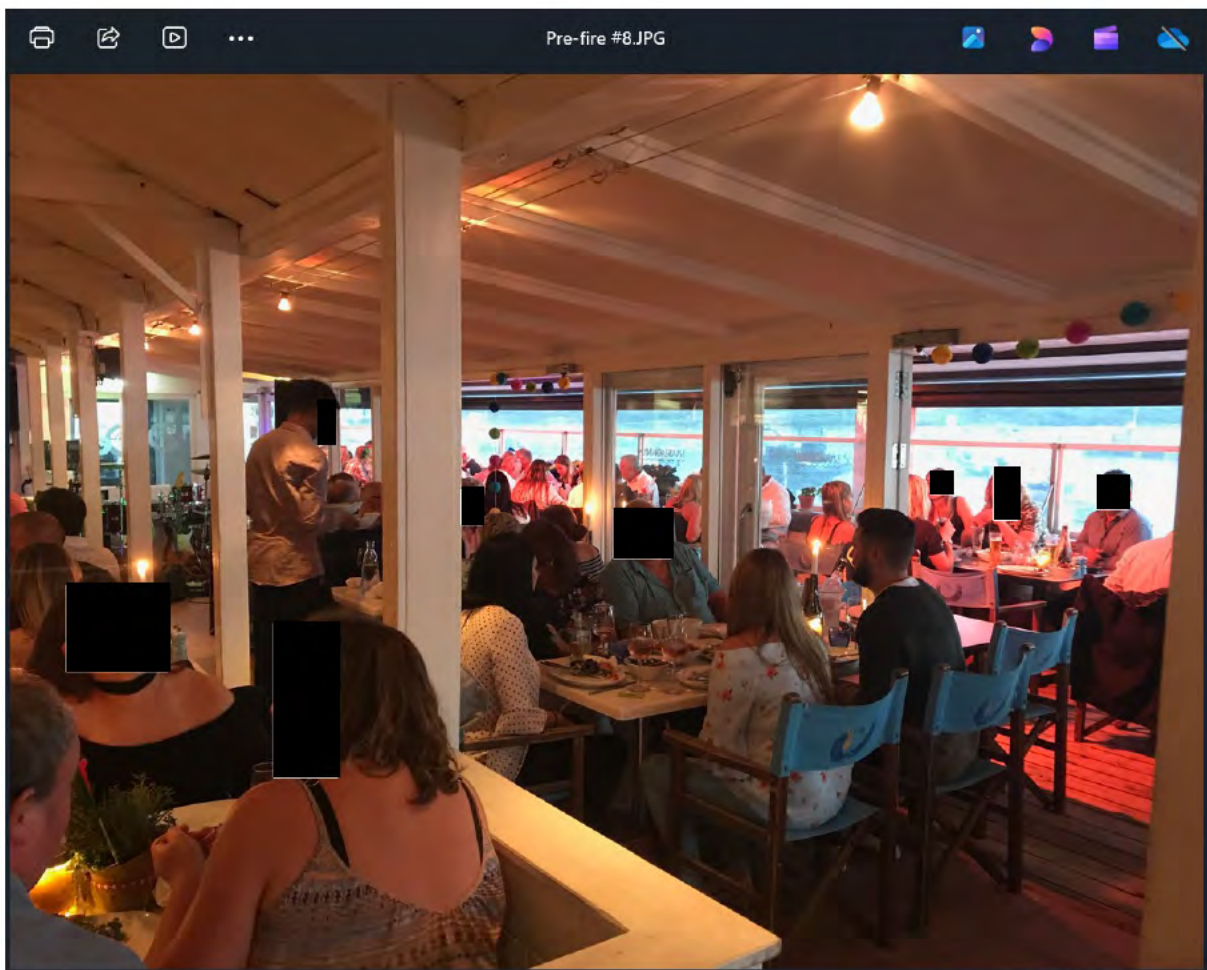
EXHIBIT KJS/1











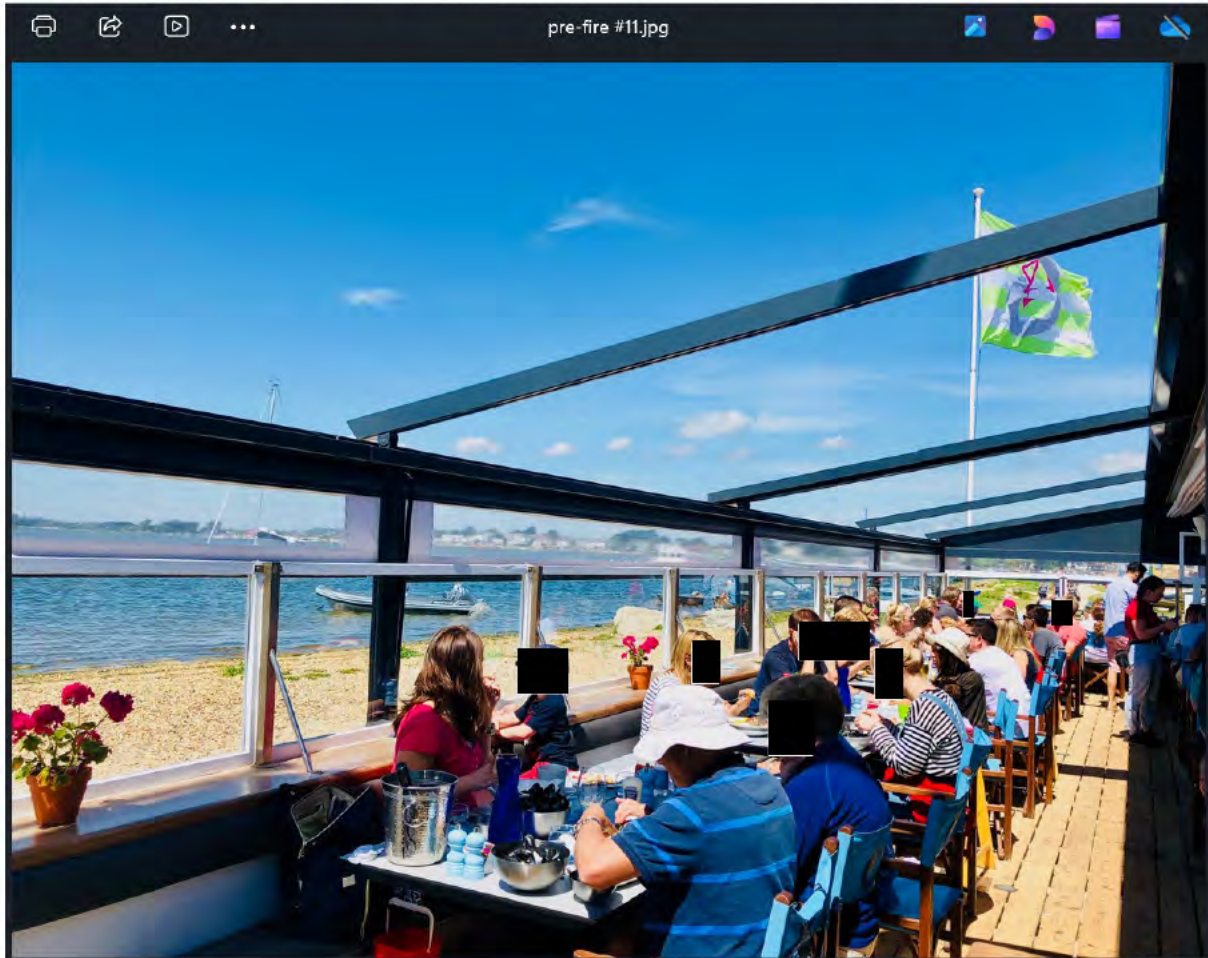
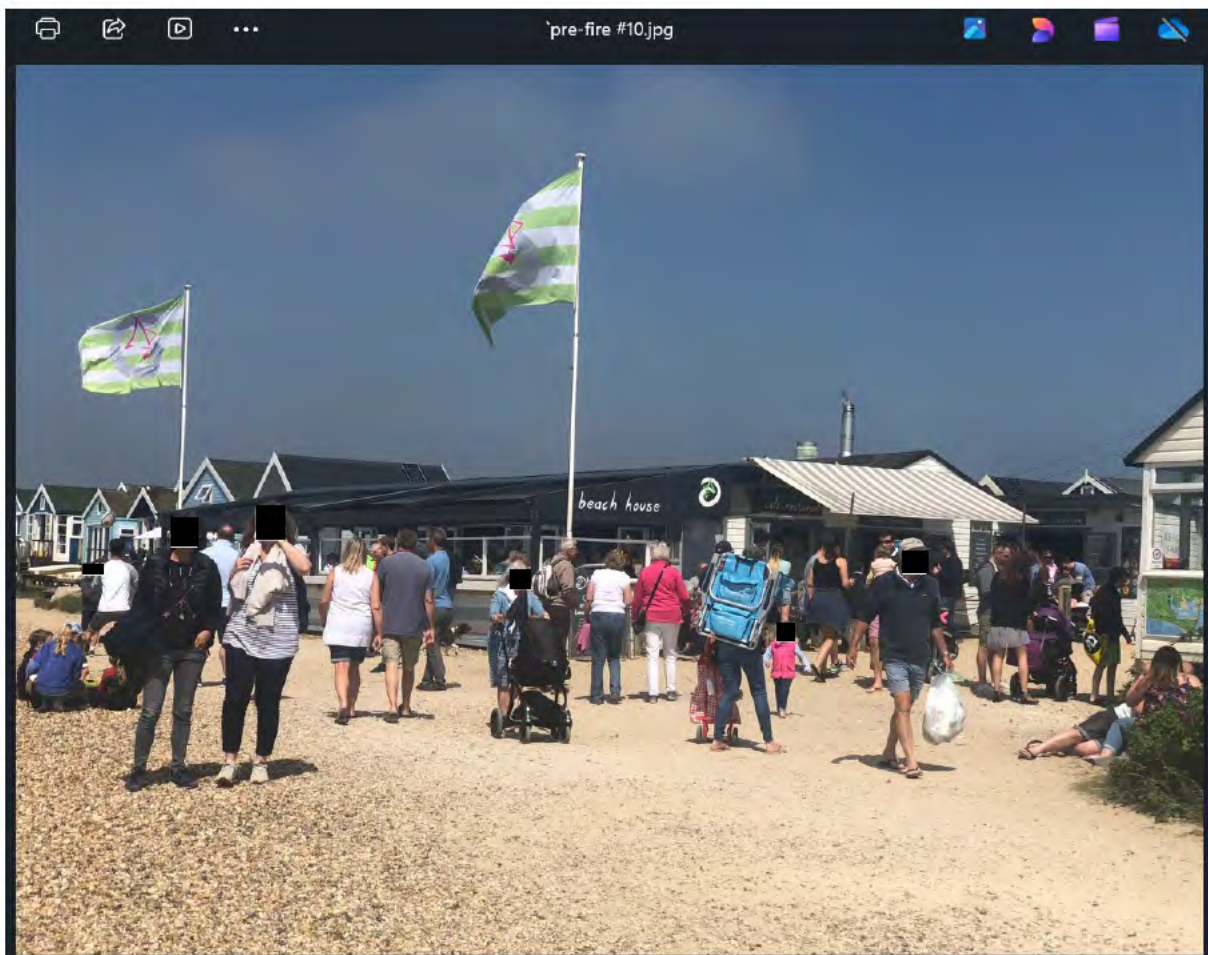
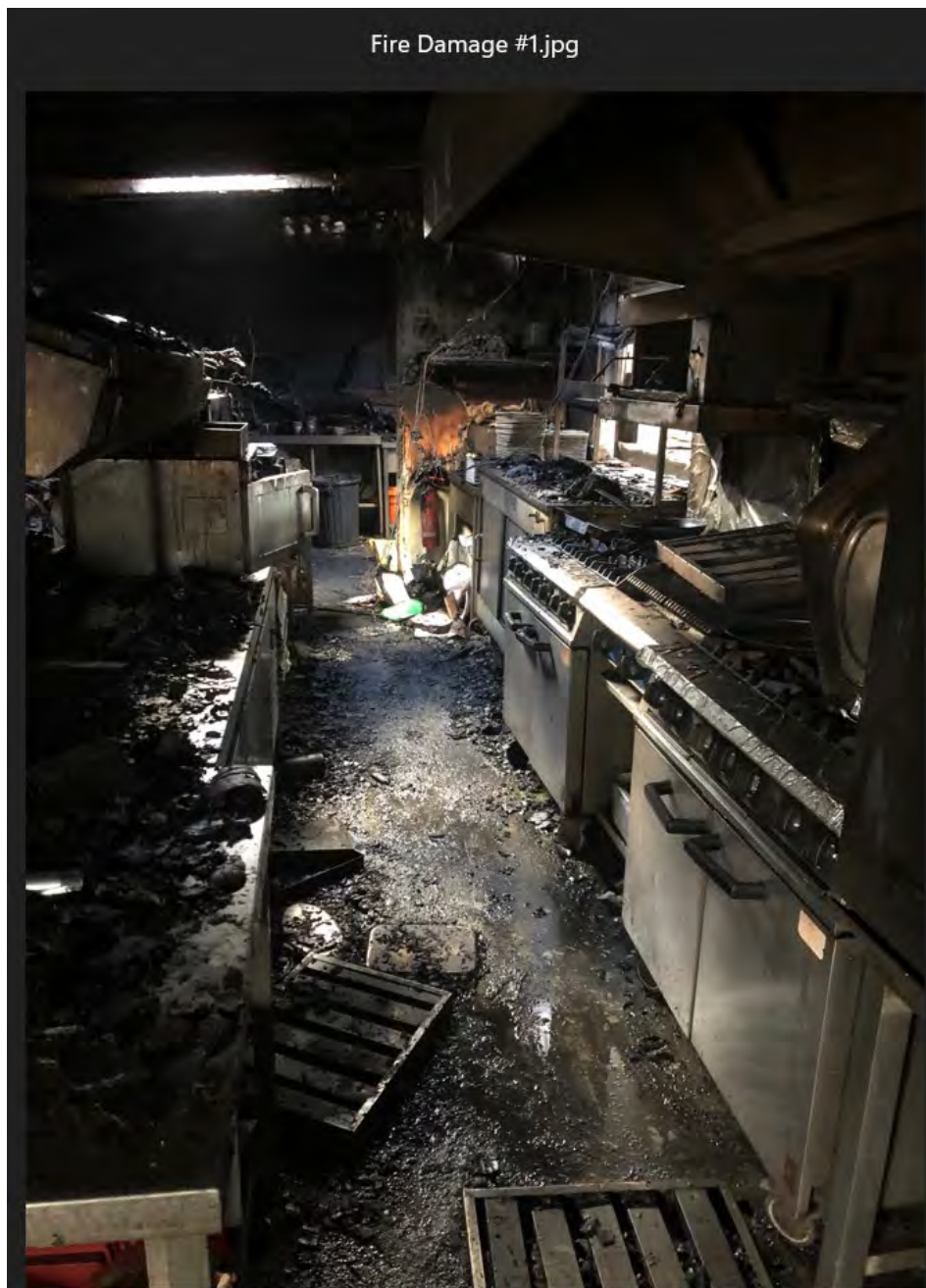


EXHIBIT KJS/2



Fire damabe #2.jpg





KJS4 FIRST PROPOSAL FOR REBUILD

**BCP Council**[Home](#) > [Seafront projects](#)

Seafront projects

Contents

[Overview](#)[Durley Environmental Hub](#)[— Levelling Up funding for seafront investment](#)[— Mudeford Beach House Café](#)[— Sandbanks Pavilion](#)[— Southbourne Beach](#)

Mudeford Beach House Café

The Mudeford Beach House Café is a popular amenity for local people, visitors and those staying in beach huts.

The original building was extensively fire damaged in 2018 and proposals have been drawn up to replace the current temporary facilities with a modern low-rise design. This is a £1 million scheme, funded by insurance and topped up by affordable borrowing.

The new café will be accessible and incorporate sustainable elements into the design, while providing much-needed facilities which fit sympathetically into this Site of Special Scientific Interest (SSSI).

We will make our coastline an area of international renown for the quality and welcome of its hotels and we will make our restaurants and hospitality industry famous for the quality and imagination of their food and the excellence of their service.

Beach House Mudeford Petition

B I U ↺ ↻

Unfortunately, not only do the Chair and Deputy Chair of the MSBHA (the resident's association that represent some of the beach hut owners on the sandbank) have a problem with the general public sitting on the benches, they have now called for a Licensing review of our premises.

We vehemently disagree with their assessment and need your support to help show BCP Licensing that their views are not representative of all the users of the sandbank.

We have been running the site for over two decades, and operating in the current set-up since 2019, and despite all our best efforts to hasten a rebuild, this is unlikely to happen until next year. This is in part due to these actions disrupting our operations.

There has been no increase in incidents reported to us, or any other agencies, to support their claim that there is an increased risk to public safety. Whilst there are a lot of visitors to the sandbank, not all of these are our customers. Many are day trippers and hut visitors, and the popularity of the location is due to its natural beauty attracting visitors, rather than any increase in our operation. We do not view these visitors as a public nuisance, and we are impressed with how most visitors look after the area and treat it with respect.

The final point, 'protection of children from harm', disappoints us most of all. We are a family venue and have always been so. Our own children are a part of the history of the Beach House. We have seen generations grow up amongst the sand dunes and are proud of our reputation as a safe, family orientated venue. We've employed many children over the years and watched them grow up, returning each year to the holiday spot that made so many memories for them and their families, as many are now parents raising children of their own.

We are keenly aware of our responsibilities to not just run a business, but act as a de facto guardian of the area. We litter pick regularly, provide shop facilities, offer Huttie discounts, and we create jobs. We believe that this is a special place and that we have a responsibility to keep it so, for everyone.

We know many Hutties disagree with the decision of the MSBHC to call for this review, and whilst they are organising objections from the disgruntled minority, we want to give the happy majority the ability to submit their views too.

You can either write personally to the Licensing team at licensing@bcpcouncil.gov.uk to submit your views, or fill out the form below to join our petition.

Email *

Valid email
.....

This form is collecting emails. [Change settings](#)

Name *

Short answer text
.....

Address *

Long answer text
.....

Please click here to confirm your support *

☐ YES

Any Additional Comments you'd like to make

Long answer text
.....

A		B	C	D	E
				Please click here to confirm your support	Any Additional Comments you'd like to make
1	Timestamp	Name		YES	
2	13/10/2025 13:20	Jeremy Carpenter		YES	
3	13/10/2025 13:27	Jan Hinchliffe		YES	
4	13/10/2025 13:28	Danielle Denison		YES	Fully support
5	13/10/2025 13:28	Lisa Goodwin		YES	This is not a private beach for the hut owners and everyone should be able to enjoy the beach. The beach hut is a cafe/ bar for everyone to use I have never seen any anti social behaviour when visiting I live locally and walk there weekly throughout the year
6	13/10/2025 13:28	Anna Harling		YES	
7	13/10/2025 13:28	John Bowen		YES	
8	13/10/2025 13:28	Anna Harling		YES	
9	13/10/2025 13:30	Nicola Turner		YES	The bar & restaurant is an asset to the sandpit and my husband & children regularly visit. We have been visiting for years and I strongly believe that the cafe has very little impact on the beach hut residents. This sandbank is a popular destination and open to the public; as it should be. This is an asset to the area.
10	13/10/2025 13:30	Pauline Clubb		YES	
11	13/10/2025 13:30	Susan Hare		YES	
12	13/10/2025 13:31	Julia Moulard		YES	
13	13/10/2025 13:32	Amy		YES	
14	13/10/2025 13:32	Kieran pacifico		YES	
15	13/10/2025 13:33	Charlotte Manton		YES	
16	13/10/2025 13:33	Julie White		YES	
17	13/10/2025 13:36	Josie Dalli		YES	The Beach House provides much needed sustenance for adults; children and dogs who come to the Hengitsbury head area to enjoy the natural beauty. Without them; there would inevitably be unmonitored drinking in the dunes and their care for the people and the place are clear to see in everything that they do.
18	13/10/2025 13:36	Emma Rogers		YES	I spend a weekend a month in southbourne and I will always visit your spot when I'm at the beach.
19	13/10/2025 13:39	Jill Townsend		YES	
20	13/10/2025 13:39	Sue Benson		YES	
21	13/10/2025 13:40	Aissa Sargent		YES	The spit is for everyone not just the people who have the huts. We come for a walk; sometimes coffee or a drink; we get the ferry and we help keep local businesses thriving. I've never seen anyone drunk there and I used to live in mudford for years. This is just blatant snobbery
22	13/10/2025 13:40	Neg		YES	
23	13/10/2025 13:41	Emma burley		YES	The benches are a credit to the area and a well used facility. They should stay and continue to be an asset.
24	13/10/2025 13:41	Matthew Sephton		YES	The Beach House adds enormous value to all visitors local and from further afield to Mudford Spit. I fully support their license to serve food and alcohol. It would be a great loss to the community if they have their license removed.
25	13/10/2025 13:41	Sharon Matthews		YES	
26	13/10/2025 13:42	Sam		YES	Beachhouse is such an amazing; family friendly; clean; tidy; well looked after venue that brings the spit to life. Along side providing facilities for the local residence so they don't need to venture off the head for supplies; it brings the community at the spit together to all have a good time.
27	13/10/2025 13:43	Lisa Rice		YES	From personal experience; the Beachhouse keeps the beach safe; clean; free of glass as they don't allow any glass the leave the bar; their cups are all biodegradable keeping from affecting the environment and their team are always clearing up keeping the beach and site clean and tidy.
28	13/10/2025 13:43	Sue Morgan		YES	Great family venue
29	13/10/2025 13:43	Tara Sanger		YES	
30	13/10/2025 13:44	Nigel Morris		YES	
31	13/10/2025 13:45	Sue Dixon		YES	
32	13/10/2025 13:45	Darron Pitman		YES	Many residents in bcp area use this facility its one of the few safe spaces left!
33	13/10/2025 13:45	Chris wicks		YES	I cannot believe anyone could suggest the beach house fails in its duty to protect minors. It is an amazing family friendly venue
34	13/10/2025 13:48	Christine Stafford		YES	
35	13/10/2025 13:48	Louise Hutchinson		YES	
36	13/10/2025 13:49	Sandra Grant		YES	
37	13/10/2025 13:49	Briony du Cros		YES	The beach house is a perfectly safe environment for everyone. A great asset to a naturally beautiful area.
38	13/10/2025 13:49	Lucie Allen		YES	
39	13/10/2025 13:49	Jessica		YES	
40	13/10/2025 13:50	Robert Layburn		YES	Beach Hut owners May own their beach hut; but they don't own the Sandbank. The Beach House is a great venue for locals and visitors to the area; as well as many beach hut owners/users. It has operated successfully and responsibly for many years.
41	13/10/2025 13:50	Alex Payne		YES	
42	13/10/2025 13:50	Samuel Matthews		YES	
43	13/10/2025 13:50	Laura Cruickshank		YES	Disappointed that a local business that only enhances a beautiful spot is being subjected to this witch hunt!
44	13/10/2025 13:51	Gemma Pennington		YES	
45	13/10/2025 13:52	Agnieszka		YES	
46	13/10/2025 13:53	Pamela Spedding		YES	The beach house is an asset to the spit and should be protected at all costs.
47	13/10/2025 13:54	Louise Sanger		YES	One of my favourite places to go
48	13/10/2025 13:54	Joanne Grat		YES	

				<p>I am a frequent walker and visitor to the Sandbank; and customer of the Beach House. The venue provide a very welcome and valuable service to all members of the public; and hut dwellers; and particularly welcome four legged friends and families. They operate in a creative and sustainable way; and to be honest under challenging location and logistical conditions.</p> <p>With the access to the Sandbank being limited to walking and in the winter months only weekends supported by the ferry; we need to get behind these businesses in these challenging economic times.</p> <p>The continuation of their licence is critical so that they can continue offering their welcome hospitality.</p> <p>I have already commented on the provision of benches; which is a very welcome facility and supports the demographic and diversity needs of the community.</p>
49	13/10/2025 13:55	Wendy Cowan	YES	
50	13/10/2025 13:55	Bernie Layburn	YES	
51	13/10/2025 13:55	Gregg Gorman	YES	
52	13/10/2025 13:56	Alex	YES	
53	13/10/2025 13:56	Ileana Welford	YES	
54	13/10/2025 13:56	Brenda Forbes	YES	
55	13/10/2025 13:57	Sophie	YES	<p>We have been visiting the beach house for over a decade and love stopping here. The benches are an important part of visiting allowing us to sit outside enjoying the view while having refreshments.</p> <p>I regularly make the journey to come to the beach house and surrounding area because it's absolutely stunning. Always the nicest welcome at the Beach House and a great addition to an amazing spot.</p>
56	13/10/2025 13:57	Barbara Lynch	YES	
57	13/10/2025 13:57	Lara Dew	YES	
58	13/10/2025 13:58	Sam Kendall	YES	<p>These are ridiculous objections and purely selfish on the part of a few privileged hut owners and the hut owners group. The spit is for everyone - not just them! It's us locals who keep the funds coming in to the council by parking at HH all year round. It's the locals who litterpick the beaches for free and report any problems. The beach house is a welcome site at the end of a walk and a community place to meet for a coffee to enjoy the views (and a glass of wine with dinner!). It provides a shop for beach hut renters and beach visitors during the warmer seasons and hosts events for people of all ages to enjoy! We have taken our children there when they were younger and have seen how much joy the Beach house brings to other people who love running/cycling along the head to visit!</p>
59	13/10/2025 13:58	Iain in support of	YES	
60	13/10/2025 13:58	Richard Green	YES	
61	13/10/2025 13:59	Daisy Harvey	YES	
62	13/10/2025 13:59	Victoria Judge	YES	<p>We've been visiting Mudeford Spit for many years; as boat owners, beach hut renters and as walkers and paddleboarders. A review of the licensing of the beach hut cafe is entirely unnecessary. It is a family friendly establishment and brings much needed facilities to visitors of this beautiful area.</p>
63	13/10/2025 14:00	Graham Swain	YES	<p>This is a fantastic facility and should be praised for the amenities it provides to locals and tourists alike</p>
64	13/10/2025 14:00	Sophie	YES	
65	13/10/2025 14:01	Karen Pooley	YES	<p>This area is for ALL not just beach hut owners</p>
66	13/10/2025 14:01	Nigel Challis	YES	<p>The benches are so handy for stopping by for a drink or food; when out on a walk over on the spit. I nice cold pint and a rest please keep them</p>
67	13/10/2025 14:02	Anna Langridge	YES	
68	13/10/2025 14:03	David Upsdell	YES	<p>I support their application being a regular walker runner and paddler to Mudeford Spit and enjoy on occasions a coffee/drink or meal stop and sometimes just a stop on the benches outside!</p>
69	13/10/2025 14:03	Paula Tiernan	YES	<p>We are local and enjoy visiting the beach house and the beautiful soundings the benches have never been an issue for all the years we have visited and a great to be able to use the bench to enjoy the views and if these were to be removed it could do lots of damage to a wonderful spot and stop people coming to see what a beautiful place it really is .</p>
70	13/10/2025 14:03	Jane Golding	YES	<p>I regularly use the benches when using my paddle board from Mudeford Quay going over to the spit and stopping for a break on the benches without pressure to buy anything from the cafe. It's a lovely service to offer. Never had any issues and everyone takes rubbish away.</p>
71	13/10/2025 14:03	Jo Simmonds	YES	
72	13/10/2025 14:03	Polly Copleston	YES	<p>Regular visitor. Great place. No problems seen.</p>
73	13/10/2025 14:05	James cracknell	YES	<p>When having a walk always stop off for a drink or some food. We'll run establishment. And a much needed venue for here.</p>
74	13/10/2025 14:06	Graham Homer	YES	<p>Great place and friendly</p>
75	13/10/2025 14:07	Kate wood	YES	
76	13/10/2025 14:08	John Robinson	YES	<p>This is a public space and should be available to everyone not just the entitled few.</p>
77	13/10/2025 14:08	Victoria Nunn	YES	
78	13/10/2025 14:08	Angela	YES	
79	13/10/2025 14:10	Annie Banks	YES	<p>We are a family that use the Beach House fairly regularly. We love the ice creams; drinks and pizzas. We would miss it greatly; if it wasn't there.</p>
80	13/10/2025 14:10	Jane cribb	YES	<p>This business has been running on the headland for years. Sadly it's been waiting for permission to be passed on the new premises for a long time and in the meantime the business has been innovative; proactive and an asset to the area. I cannot understand why credence is being given to the beach hut owners. It's outrageous.</p>
81	13/10/2025 14:10	Jane Russell	YES	<p>The benches are very much welcome especially for people like me that can't sit on the ground because of disabilities.</p>
82	13/10/2025 14:11	Charlotte	YES	
83	13/10/2025 14:13	Andy Sharples	YES	<p>Fantastic well run family friendly venue. Nothing but a true asset to its location.</p>

84	13/10/2015 14:14	Alex		YES	The Beach house is an absolutely fantastic venue and is a credit to the local area. Perfect place for families to relax after a walk or have something to eat and drink visiting the area. My wife and I take our daughter frequently; she loves being able to play on the beach then have some lunch and a drink with a beautiful view at the beach house.
85	13/10/2015 14:14	Lynne Payrick		YES	We visit the Beach House cafe and it is wonderful
86	13/10/2015 14:15	Viki		YES	Having been a regular visitor of over 20 years I have always enjoyed my visits to the Beach house and enjoyed their refreshments to purchase!! I've never seen anyone affected by drinking alcohol and also the staff are always clearing up any litter. All so respectful of the area. Please leave as it. No need for a change.
87	13/10/2015 14:15	Sandra Daykin		YES	
88	13/10/2015 14:17	Natalie Hambleton		YES	This is an area that attracts many visitors both day trippers; people dog walking; hut owners and families. I visit regularly and have done for many years. I have never seen any inappropriate behaviour or incidents and the beach hut cafe is a responsible business and who keep the area clean. I have never seen any antisocial behaviour in this location and it is arguably one of the cleanest beaches in our area. It is a family friendly location and the beach hut cafe respects that. The business should be allowed to continue to operate as it has been doing for many many years without incident.
89	13/10/2015 14:17	Lewis Malone		YES	I was lucky enough to grow up on Hengistbury Road and have spent my whole life visiting the Spit whether visiting friends with huts; walking the dog; fishing; or enjoying a bite to eat at The Beach House. It's always been a positive part of the area and somewhere that brings people together.
90	13/10/2015 14:19	Sadie Pretty		YES	It seems a minority of hut owners view the Spit as their own private beach; which is a shame; because it's a place that should be enjoyed by people of all ages and backgrounds.
91	13/10/2015 14:20	Ffion		YES	I've never seen any degradation of the area in fact; I'd say it's improved over the years. The Beach House has been a consistent and responsible part of that; offering a welcoming space for locals and visitors alike.
92	13/10/2015 14:21	Warren Qui		YES	Thank you for your time;
93	13/10/2015 14:26	Natalie knights		YES	Lewis Malone
94	13/10/2015 14:26	David Slinn		YES	Don't remove the benches.
95	13/10/2015 14:28	Angela Blackwell		YES	This Beach House has been an excellent facility to the area; providing much needed facilities to is regular visitors and dog walkers. I see it as great ambassador for the area and i am always proud to point to the environment and atmosphere as a great example of why Dorset is a great place to bring up a family.
96	13/10/2015 14:29	Lau MORARU		YES	
97	13/10/2015 14:29	David Town		YES	Wonderful venue serving patrons with great food; drinks and hospitality
98	13/10/2015 14:32	Andrew Rizza		YES	
99	13/10/2015 14:34	James Smith		YES	The beach house is an excellent family venue and has always provided a lovely experience more than suitable for the beautiful environment it shares with local and tourist visitors alike.
100	13/10/2015 14:34	Caroline Radway		YES	A wonderful family venue that provides locals as well as visitors to the area a fantastic service as well as providing local jobs. Completely shocked that a privileged and selfish few are trying to disrupt this operation. We visit regularly as a family of 4; appreciating how welcoming and accommodating the beach house is for babies and young children; and when family and friends visit this a trip to the beach house is always the highlight; over and above many other waterside venues in the area.
101	13/10/2015 14:34	Nicole Pace		YES	The beach house is an excellent establishment! My partner and I both work there; and we take our 4 year old daughter all the time who absolutely loves being down there!
102	13/10/2015 14:39	Bob Garner		YES	This area is for everyone and not the self appointed beach hut elite; I have visited the Beach House two or three times a year for many years and have always found it a pleasure. Somewhere to sit grab a bite to eat and a drink and admire the beautiful scenery.
103	13/10/2015 14:45	Emily-jae Mason		YES	
104	13/10/2015 14:52	Karen		YES	Utterly ridiculous behaviour by those hut owners
105	13/10/2015 14:57	Miriam Clark		YES	I fully support the Beachhouse and find the need for this petition ridiculous
106	13/10/2015 14:58	Richard Hobbs		YES	
107	13/10/2015 14:58	Kira Slater		YES	I support this site completely; it is an amazing place which creates such a community feel. I can't believe anybody would feel differently.
108	13/10/2015 15:00	Caroline Slater		YES	I can't believe anybody would even consider being against the Beach House; me and my family have been coming here for years and will continue to do so for many more to come.
109	13/10/2015 15:02	Mark Heard		YES	I absolutely love coming to the Beach House; it is one of the most family friendly places about! It's one of our favourite places in the local area and would be heartbroken to see it go.
110	13/10/2015 15:02	Stephanie hyde		YES	
111	13/10/2015 15:05	Penny Lodwick		YES	

					I'm signing this because the Beach House is such a big part of what makes Mudeford special. It's a place where everyone's welcome " families; locals; and visitors " to enjoy the views; the food; and the relaxed atmosphere.
					The team there really care about the area. They keep it clean; create local jobs; and help make the sandbank such a friendly; safe spot for everyone.
					It would be such a shame to lose what they bring to the community. The Beach House makes Mudeford better" simple as that.
112	13/10/2025 15:07	Becky Swaine	YES		
113	13/10/2025 15:08	Ben	YES		
114	13/10/2025 15:08	Ben Phillips	YES		The Beach House is the best thing about Mudeford!!! Why would you want to change anything about it?!
115	13/10/2025 15:09	Tom Smith	YES		Keep up the excellent work!!! Don't let the negative ***** get you down
116	13/10/2025 15:11	Emily Luck	YES		
117	13/10/2025 15:14	Carley Smith	YES		
118	13/10/2025 15:15	Lin Hazell	YES		This establishment is a valuable asset to Hengistbury/Mudeford Spit. It is a family friendly venue which 3 generations of our family have enjoyed.
119	13/10/2025 15:18	Adrian Childs	YES		
120	13/10/2025 15:18	Sue Boardman	YES		
121	13/10/2025 15:19	Nicola Fuller	YES		
122	13/10/2025 15:23	Penny Arton	YES		Having walked out many times over many many years; it's always appreciated having a rest on a bench when you get out to the end; before the walk back along the road
123	13/10/2025 15:26	Sophie Pickering	YES		
124	13/10/2025 15:27	Debbie Gunn	YES		
125	13/10/2025 15:30	Rachel McMullen	YES		
126	13/10/2025 15:32	Rhiannon Smith	YES		Such a great venue in a wonderful location!
127	13/10/2025 15:32	Karen Carpenter	YES		
128	13/10/2025 15:35	Jennifer Mapp	YES		
129	13/10/2025 15:35	Emma James	YES		
130	13/10/2025 15:36	Rebecca Cooper	YES		The Beach House is such an important place for tourism and locals. Please allow them to keep their seating and licence for alcohol.
131	13/10/2025 15:37	David Clark	YES		
132	13/10/2025 15:37	Elie	YES		
133	13/10/2025 15:39	Hannah Slinn	YES		I visit here several times a year; the cafe is my happy place! The staff and the location is just amazing.
134	13/10/2025 15:41	Julie Phillips	YES		Your venue is perfect; I've lived in Christchurch for 20 year's and visit you regularly; never seen any incidents or rubbish problems; your business makes people happy is all I can see..... Good luck
135	13/10/2025 15:41	Casey	YES		
136	13/10/2025 15:43	Joanna GRAHAM	YES		
137	13/10/2025 15:44	Troy Kniveton	YES		
138	13/10/2025 15:45	Katharine Humphries	YES		It is an extremely blatant attempt by the owners of beach huts to not allow the public to enjoy the spit. It is not theirs; it is for everyone to enjoy. I live in Mudeford and it is an important part of our community. It is a long walk to get to the spit; or an expensive ferry. There should be a place to sit and have food / drink to enjoy the surroundings. It is important for the community and it is important for people who are less able who need a place to recharge. We have a very large elderly community and they will not be able to enjoy the spit if we do not have the cafe and a place to sit. It's a belist to remove important benches and I'm extremely disappointed and honestly disgusted by the beach hut owners who have requested this review. Simply so they can have it to themselves. I have never once seen any danger; or any rowdiness.
139	13/10/2025 15:46	Julian Browett	YES		This is a great family orientated business that does much more than sell food and drink. I visit on average once per week and have never seen or heard off any disturbances or bad behaviour that could be attributed to the Beach House.
140	13/10/2025 15:47	Susan Lawrence	YES		We have visited Hengistbury for many years. We hired a beach hut every year when our grandchildren were young. They are now aged 18 and 20 and have many happy memories. Our much loved dogs ashes are scattered there and we visit regularly and bring her flowers. Please do not let a minority of people spoil it for those who love it so much. The cafe and the facilities it provides adds to the loveliness to Hengistbury.
141	13/10/2025 15:50	Kathy Goodaire	YES		
142	13/10/2025 15:53	Julie Phillips	YES		
143	13/10/2025 15:54	Marian forrest	YES		
144	13/10/2025 15:55	Ms Jane Chapman	YES		
145	13/10/2025 15:57	Michelle Roberts	YES		
146	13/10/2025 15:59	John Organ	YES		Dear MSBHA you may rent a small area of sand on the sandbank but that does not give you the right to be able to dictate what facilities the cafe supplies to its thousands of annual visitors. I have been coming to the area on a regular basis for the last sixty years. Please do not spoil this for everybody else either your minority views.
147	13/10/2025 16:01	Sioban Curran	YES		The food /drink options are so needed on the spit ; great addition to the area
148	13/10/2025 16:02	Lenieve	YES		Lovely family friendly venue
149	13/10/2025 16:02	Evelyn Kay	YES		
150	13/10/2025 16:03	Lisa Cristofoli	YES		A delightful and welcome venue; food and drink; essential on either a hot or cold day.
151	13/10/2025 16:03	Christelle Hill	YES		Thankyou for being there.
152	13/10/2025 16:03	Zoe evans	YES		We should be supporting and uplifting local businesses. The beach house is an incredible asset to the local area and brings revenue to the area.
153	13/10/2025 16:04	John organ	YES		There are more visitors to the sandbank than a few owners of huts; they cannot be allowed to run roughshod over facilities for everyone else
154	13/10/2025 16:05	titiano borgonovo	YES		
155	13/10/2025 16:08	Ivana Lance	YES		

156	13/10/2025 16:08	Lisa Powell	YES	The MHBHC won't be happy until the Beach House is shut down. Disgusting behaviour from them. The beach house is a wonderful; family venue and should remain for the majority of us who love walking there each weekend and making the most of the beautiful area.
157	13/10/2025 16:10	Michaela beckwith	YES	
158	13/10/2025 16:11	Lou foster	YES	Why take away something that is already working fine. We also have a child and I've never had a problem there
159	13/10/2025 16:15	Heather Moore	YES	
160	13/10/2025 16:16	Fiona	nd Fri at 13:52	
161	13/10/2025 16:19	Michelle Roberts	YES	
162	13/10/2025 16:22	Charlotte Young	YES	
163	13/10/2025 16:25	Louise Powell-Hills	YES	With so many local businesses struggling to survive; it is so sad to hear that the MSBHA have decided upon this course of action. The Beach House at Mudeford and Sobo Beach are fabulous establishments; which we must fight for!!
164	13/10/2025 16:28	Kate white	YES	Such a lovely place to sit, eat or drink. Those who visit are lovely - we go most weekends. Please don't harm such a lovely family business.
165	13/10/2025 16:32	Charlotte small	YES	
166	13/10/2025 16:33	Anne Mackrell	YES	
167	13/10/2025 16:34	Tina page	YES	
168	13/10/2025 16:34	Dan farmer	YES	
169	13/10/2025 16:38	Malcolm Viner	YES	As locals we regularly visit the headland and Spit for exercise and to enjoy the views and area. The beach cafe is a fabulous place to pause and enjoy some food and a drink - ideally outside if weather permits. We appreciate the facilities/tables; the cafe provides and a refreshing beer. There is always a friendly and relaxed atmosphere with families; locals and walkers.
170	13/10/2025 16:41	Samantha Ferguson	YES	
171	13/10/2025 16:42	Mike Rose	YES	Been local all my life (48 years) we take our dog and tinny (small boat) down to this spot all year round. The benches are brilliant! Do not remove; restrict or change them in any way! In fact a few more wouldn't go a miss!
172	13/10/2025 16:44	Jacqueline Bodell	YES	I have visited The Head and the Cafe for over 25 years on a weekly basis. It is a lovely place and very well run. A joy to visit on either a beautiful summers day or a refuge in the depths of winter. There is negative impact and they should be supported.
173	13/10/2025 16:44	Maxine cayton	YES	
174	13/10/2025 16:45	Antonella Crisante	YES	The Beach House Mudeford has always been a welcome delight for me and my family and friends to visit (elderly and young) whenever we make a trip to the wonderful area that is Hengistbury Head. An opportunity to take a rest; enjoy the ambience; watch the world go by and enjoy a coffee/cake or delicious offering. During the summer evenings I power walk along to the sandbank and to see the welcome lights of the Beach House gives me a sense of security knowing the friendly staff are around and I often see them at the end of the day tirelessly clearing; cleaning; making sure everything around is pristine and in order for the next day. How lucky are we to have such a lovely place to visit in this area of local beauty.
175	13/10/2025 16:45	Jessica Troke	YES	
176	13/10/2025 16:45	Sian Hockridge	YES	
177	13/10/2025 16:47	Neil Tindle	YES	I disagree with all the points raised in the MSBHS assessment.
178	13/10/2025 16:49	Paul Williams	YES	The Beach House Mudeford has been part of the unique ambience of Mudeford Spit for so long; and I've enjoyed many superb occasions with my family over the years. I always feel my kids are safe when we are there and the staff have always been so nice. I hope it continues; as I love it
179	13/10/2025 16:51	Nicola Haycock	YES	My family and I have loved the Beach House for generations; in all its various guises. We are very local and spend much of our time on the Spit. Although we can't afford a beach hut; the Beach House provides us; and many other multi-generational families; with a welcoming place to enjoy refreshments; meals; and ice creams without having to lug everything across the beach ourselves.
180	13/10/2025 16:51	Abigail Banfield	YES	The Beach House plays an essential role in keeping the Spit accessible and enjoyable for everyone; not just for those with private huts or boats. It's one of the few places where local families; walkers; and visitors can relax responsibly and feel part of this unique coastal community.
181	13/10/2025 16:52	Spulford	YES	The management has always been responsible; friendly; and mindful of the environment. We have never experienced noise or disruption just good food; good service; and a lovely community atmosphere. Losing or restricting their licence would have a real negative impact on ordinary local families and the inclusive character of the Spit.
182	13/10/2025 16:53	jane Dunsdon	YES	In short; please support the renewal and continuation of the Beach House licence; so it can carry on serving this wonderful community respectfully and sustainably for generations to come.
183	13/10/2025 16:53	Tony & Deena Marti	YES	This is one of my favourite places to visit and have rented beach huts for a weekends away. Having the benches and seats are invaluable for someone who cannot stand for long waiting for the ferry back across the water.
184	13/10/2025 16:53	Emma Burnett	YES	The restaurant should have been rebuild years ago; a great feature of the spit. Unpretentious and very well run. A real community asset.
185	13/10/2025 16:56	Deborah Shepherd	YES	
186	13/10/2025 16:58	Sally Johnson	YES	The beach house operates a friendly and well managed cafe. It welcomes locals and tourists. It's very safe for everyone to enjoy.

187	13/10/2015 16:58	Neil Harvey		YES	We often visit the sandbank and love sitting on the Beach House benches as a lovely scenic stopping point whether we are using the Beach House or not. I can't believe there are safety concerns and there is usually room for vehicles even and busy times and quite frankly people just move out of the way of vehicles
188	13/10/2015 16:59	Tiffany gallagher		YES	
189	13/10/2015 17:00	Malgorzata Malinow		YES	
190	13/10/2015 17:03	Rebecca Hetherington		YES	
191	13/10/2015 17:03	Holly y		YES	
192	13/10/2015 17:04	Ian Sale		YES	
193	13/10/2015 17:04	Duncan Chapmam		YES	
194	13/10/2015 17:05	Eric edser		YES	
195	13/10/2015 17:05	Tracy Lyon		YES	We have been coming to Mudeford Spit for years with our children. We love the walk both along the beach or up over the head. Stopping for a pit stop at the Beach House followed by the walk back through the nature reserve. We dream of owning a beach hut; but they are way out of our reach. The walks and the Beach House let us share a little of what the beach hut owners are lucky enough to have. Please don't let us lose this wonderful place.
196	13/10/2015 17:08	Jeanne edwards		YES	
197	13/10/2015 17:10	Toby Irons		YES	We strongly feel like the benches should stay. We as a family walk down this stretch many times during the year; and having gone through major back surgery it is very useful to be able to rest now and again whilst taking in the sights of this beautiful landscape. If you compare it to a very similar stretch of coastline just up the road - The Sandbanks Peninsula - in Poole; there are so many benches to sit on in-front of beach huts and in similar surroundings. The elder generation and people with walking disabilities would also struggle with not being able to stop and rest along the way. We hope they will reconsider their decision and keep the benches/seating in position and if anything, include more.
198	13/10/2015 17:11	Bryan Taylor		YES	This is a public space and should be preserved as such
199	13/10/2015 17:11	Beau Evans-Jones		YES	
200	13/10/2015 17:12	Terry Cunningham		YES	The Beachhouse is a welcome facility and it's current use and facilities constitutes no problem to the local community.
201	13/10/2015 17:13	Matthew Woodrow		YES	Great place to grab a cold one.
202	13/10/2015 17:16	Beth Vincent		YES	As a local I use these premises on a very regular basis. I have no concerns for children; safety or general unsocial behaviour from members of the public also using these facilities. The area is always clean and welcoming. It would be a travesty to lose such a wonderful place or be giving the choice to purchase and consume drinks or food. Be kind to locals I am concerned that hut owners who only use the area during holiday periods and pushing for change which absolutely will affect local people!
203	13/10/2015 17:17	Simon Hill		YES	It is a public area and the Beach House is a wonderful asset.
204	13/10/2015 17:20	Emma Carpenter		YES	
205	13/10/2015 17:24	Pam Morgan-Brown		YES	
206	13/10/2015 17:25	Hugh Stephens		YES	I think you need to examine the beach hut owners flagrant disregard to the rules rather than attack a much loved business that serves the whole community; rather than these self-centred shed owners;
207		You should remember that the adjoining			(BCP Handbook for owners)
208		to which the public has access at all time			Use of open areas
209		temporarily place items on the adjoining			
210		the Council's opinion) either create a			
211		other members of the public. In this con			
212		than one day at a time.			
213		Storage of Items			
214		You must not store or keep anything on			
215		you. If no-one is actually using the Hut;			
216		any seats, picnic tables and windbreaks)			
217		have a hinged platform) on the platform			
218	13/10/2015 17:26	Lucy Stacey		YES	
219	13/10/2015 17:28	Lorraine Mackenzie		YES	
220	13/10/2015 17:28	Christine Humphreys		YES	As a frequent visitor to the spit and nearing pensioner age I certainly do appreciate the services the beach hut offers with refreshments and seating available to take in the amazing view....without these facilities how many people will decide not to visit the area; but I suppose that is what the owners want; why else are they objecting ...!!BCP council should be encouraging businesses at every possible opportunityshame on you planning dept if you vote against them
221	13/10/2015 17:29	Janice rowe		YES	
222	13/10/2015 17:29	Claire Connor		YES	It is always a shame that the few always have to ruin things. The cafe is superb and the spit is for all of us not just the hut owners who obviously feel that it is just theirs. It is to be shared. I have lived here my entire life and I am in support of the cafe and not just the few that can afford a beach hut there.
223	13/10/2015 17:30	Lisa		YES	We own a lodge at Sandhills & the spit is one of the places we love to visit!
224	13/10/2015 17:36	Eschley Abramow		YES	This review is an absolute waste of time & (our) money. The Beach House is a destination for so many people and a very welcome one for both locals & visitors. Any objections are nimbly-ism at best.
225	13/10/2015 17:41	Jill Owen		YES	An amazing addition to this beautiful area.
226	13/10/2015 17:42	Marilyn Barber		YES	The beach isn't just for beach hut owners
227	13/10/2015 17:42	Paula Hawkins		YES	This is an excellent facility and well managed. I would be sad to lose such an asset to this location as would many others I am sure.
228	13/10/2015 17:43	Rosemarie Barnett		YES	This area has always been a go to place for locals & visitors alike & never heard of any untoward happenings. If hutties want to spend a ridiculous amount of money on a wooden beach hut so be it - their choice but not a given to rule out others enjoyment & a place to have refreshments and/or a welcome seat
229	13/10/2015 17:45	Andy and Helen Gold		YES	As a local resident and beach hut owner I can't understand the push back on this. The sandspit is an area for all to enjoy and the beach house cafe bar and shop make it better for us all and we are lucky to have such a great facility. The benches do not look out of place and are well used and enjoyed.

230	13/10/2025 17:47	Pamela Williams	YES	
231	13/10/2025 17:49	Steve Miller	YES	
232	13/10/2025 17:51	Roger Jackson	YES	Mudeford spit is fabulous end to Bournemouth sands and Hengistbury Head. It has proved a wonderful site to visit for friends and our grandchildren who live locally. The restaurant site is an added blessing and a necessary art of the area. Adding much to the area and always kept so well
233	13/10/2025 17:52	Peter Day	YES	
234	13/10/2025 17:53	Karen MCCARTHY	YES	
235	13/10/2025 17:54	Steph Taylor	YES	This becoming a spiteful; unfounded witch hunt by two people who have been trusted to represent beach hut owners on the spit; many of whom clearly say they disagree. It's petty. A massive waste of local money and resources too. It's absolutely ridiculous the council is having to give this the time of day. If anything they should go the other way; extend opening hours and put the beach hut association leaders back in their place. They may own a hut and its land but that's as far as it goes. If you're reviewing the beach house also review all the huts and their use of the land beyond their plot.
236	13/10/2025 17:55	Janet Thomas	YES	
237	13/10/2025 17:57	Maria Mawson	YES	The Sandbank is for everyone to enjoy and The Beach House helps enable that. It provides a great service to the local community; beach hut owners and businesses that let out their beach huts and visitors to our lovely area. It is a lovely place that we have taken our family since our children were young; they are now adults. It is a great addition to the area and enhances any visits. It is always clean and tidy and looked after well.
238	13/10/2025 17:57	Ian Warren	YES	
239	13/10/2025 17:58	Mary Bracken	YES	This is an asset
240	13/10/2025 17:58	Vicky Anderson	YES	The Beachhouse is an absolute treasure to this area of Mudeford and enjoyed by so many over the years; including myself and my family. I have never seen misuse or any disrespectful behaviour around the Beachhouse or the benches. I just hope BCP will do the right thing and will continue to allow the visitors/residents to enjoy what the Beachhouse has to offer.
241	13/10/2025 18:00	Rebecca Kempster	YES	
242	13/10/2025 18:02	June Canner	YES	My 86 year old mother-in-law loves coming over; however mobility is becoming tiring..she needs to rest at times..when we last came it was a hot day; we took the ferry over; the trip to the toilet was challenging no where to rest en-route; please keep these benches and keep it accessible to all; many thanks
243	13/10/2025 18:02	Ian Campbell	YES	
244	13/10/2025 18:03	Elizabeth Herbert	YES	
245	13/10/2025 18:03	Marie Laffin	YES	
246	13/10/2025 18:05	Jen Walker	YES	
247	13/10/2025 18:06	Cara Davies	YES	
248	13/10/2025 18:06	Guy Anderson	YES	The Beach House in Mudeford is a very special place that adds to the area - the objections are clearly from the minority as everyone we know loves the Beach House as a destination point after a walk or cycle in the area
249	13/10/2025 18:06	Sharnalee Attewell	YES	I worked at the beach house at Hengistbury from the age of 14 up until 18 years of age. I worked alongside my Nan who worked there for years before me and after me leading up to her passing away in January 2022. The beach house was like a family to her and would be very disappointed if there has been issues of rebuilding the beach house and licensing issues.
250	13/10/2025 18:09	Katherine Williams	YES	
251	13/10/2025 18:10	Derek Love	YES	Love the place just the way it is
252	13/10/2025 18:11	Jane Enticott	YES	As a frequent visitor to Mudeford sandbanks for 15 years I have appreciated and enjoyed the facilities provided by the restaurant in all its forms. I have never observed any kind of issues concerning behaviour or litter or inconvenience rather the opposite.
253	13/10/2025 18:11	Emma Morris	YES	
254	13/10/2025 18:12	Martina Allan	YES	
255	13/10/2025 18:13	Ann-Christine McMa	YES	
256	13/10/2025 18:14	Matt dellar	YES	I've visited the Beach House and the surrounding area many times and always thoroughly enjoyed the relaxed; friendly vibe on a beautiful summers day. I've eaten pizza there and sat outside on the benches with my family it was lovely. From my experience; the Beach House adds to the atmosphere of the sandbank rather than detracts from it. It feels welcoming; well-run; and family-friendly. If benches around the cafe are now being questioned; it does raise the point of where that ends are the extra benches or seating areas outside some huts also a problem? It's important that rules are applied fairly and that shared spaces remain enjoyable for everyone.
257	13/10/2025 18:15	Pauline Johnson	YES	we are not local to the Beach House but visit when we can this is the perfect location and a great mid point for a break and refreshment when cycling walking kayaking would be hugely disappointed if it was not there x
258	13/10/2025 18:16	Melissa	YES	BCP please don't let a group of disgruntled hut owners bring down a local business. The price of those huts is excessive enough. The general public should at least be able to eat and have a drink on the spit.
259	13/10/2025 18:17	Samantha Bredenkar	YES	
260	13/10/2025 18:19	Andrea	YES	This seems to be a bit of a witch hunt if the Beach House now and it needs to stop! I am a regular visitor and have been for many years; and I have never ever seen anyone inebriated there. It's just not that kind of place; in fact would be much more likely the people taking their own alcohol to the beach that would be detrimental to children! Please use your common sense and spend your time and our money on something that is at least a worthwhile cause
261	13/10/2025 18:21	Sally Smith	YES	Please don't change anything! Its perfect as it is for all to enjoy
262	13/10/2025 18:30	Caroline Hardy	YES	

					If the hut owners cannot cope with the changing entertainment and hospitality requirements of the local community in a space all have a right to access; maybe those tiny few should sell up and buy a hut in a quieter location.... also would like to see an investigation into the encroachment of some of these 'hutties' own picnic tables on public space.
263	13/10/2015 18:31	Rebecca Clark		YES	
264	13/10/2015 18:32	Gary		YES	
265	13/10/2015 18:32	Lindsey Price		YES	
266	13/10/2015 18:33	Stacy Gilchrist		YES	We love this venue!!! We would be devastated if it was closed. It's a wonderful place that brings so much joy :)
267	13/10/2015 18:37	Yvonne James		YES	We love the Beach House and support it fully to stay. How can elitest beach hut owners have any say in a cafe/bar which is for everyone else who visits Mudeford Spit ; but cannot afford a beach hut there !
268	13/10/2015 18:42	Emma Mackrell		YES	The sandbank is for everyone not just those who have a beach hut. The majority of people visiting are families.
269	13/10/2015 18:44	Jayne		YES	Let us enjoy open space and socialise
270	13/10/2015 18:45	Jessie Lenton		YES	
271	13/10/2015 18:46	Sally Whitlock		YES	We are frequent visitors to the Beach House and find it a vital and wonderful part of the community.
272	13/10/2015 18:46	Sarah Livingstone		YES	
273	13/10/2015 18:48	Jemma Collins		YES	Love sitting on the benches and order some food and a drink when we paddle across on our boards. Often bring the dog on a walk from hengisbury head and the children get an ice cream. To be honest if I can't sit down on those lovely benches looking out at sea; I won't visit. It nice to have an end goal to walk to then have a sit down and go back again.
274	13/10/2015 18:48	Tom James		YES	My favourite place to stop on a long walk for a coffee.
275	13/10/2015 18:50	Leanna		YES	
276	13/10/2015 18:50	Sheila Pick		YES	The Beach House is an absolute asset to Mudeford and the sandbank. It should be open to everybody not just the privileged few. Please don't deprive us, who don't have enough money to buy a beautiful hut; to just come over and enjoy this exceptional part of the South Coast. The ferry ride; the Beach House and the views hold very special memories for us and we love it.
277	13/10/2015 18:52	John Emmett		YES	Reminds me of new owners who install barbed wire across paths that have had a right of way to the general public for years and years Also the commoners on the New Forest who think it is exclusively for them and not day trippers and visitors.
278	13/10/2015 18:54	Helen Ganter		YES	
279	13/10/2015 18:56	Debbie		YES	The Beach House is an amazing family friendly facility which is an asset to our local community
280	13/10/2015 18:56	Kathy Callaghan		YES	We've used this venue regularly for across the years both with & without our children; from the original premises to the current layout & never been witness to or had any cause for concern or bought in to question how this licensed premises is managed.
281	13/10/2015 18:57	Nadelaide Watkins		YES	
282	13/10/2015 18:57	Hayley Stockford		YES	I'm not local but have spent the last 3 years in Southbourne a lot and due to relocate there. Therefore I appreciate its ethos of welcoming families including children and dogs; I have never ever seen any trouble; there is no litter; no loud music/ disruption; always a lovely experience to visit for refreshments after a walk. I do not understand this; happy to support in any way.
283	13/10/2015 18:58	Trudee Williams		YES	This all just sounds like a case of the snobbery. People who want exclusivity to enjoy their huts thinking they have some sort of right more than visitors. No facilities would in their minds mean less people heading down that way. The cafe is a wonderful place and a fabulous spot to stop and enjoy the view on a walk. Never ever seen any rowdy behaviour or problems there. And comments about children are ridiculous. It's so safe down there for children; dogs and people. This all seems like a bit of false problems to try and manipulate an entitlement they aren't entitled too
284	13/10/2015 18:58	Alejandro Ibarguen-E		YES	
285	13/10/2015 19:00	Vanessa Skeet		YES	I have visited many times over the years and it is very much a family friendly place. It is vital for the area and a real social community hub serving quality products. I used it when staying in a beach hut this year also. If you don't like it; buy a beach hut elsewhere!
286	13/10/2015 19:06	Steven Crook		YES	I always enjoy a visit; whether by ferry; kayak; cycling or walking. I concur with the Beach House Cafe representation.
287	13/10/2015 19:07	Malcolm		YES	We live local and visit the Beach as well as using the facilities including The Beach House which is such an asset over there. It's well run and offers a good service. It's for everybody over there it's not a private Beach.
288	13/10/2015 19:08	Lisa Gordon		YES	We live locally and regularly visit the spit by walking; cycling or by our small tin boat. We have done this for years relish the opportunity to grab a bite to eat or have a drink in all weathers. We have not noticed any more rubbish; noise or disruption. It seems very unfair that normal people local or visitors should not have the opportunity to sit; have refreshments and take shelter whilst enjoying this beautiful place; not everyone can afford a beach hut;
289	13/10/2015 19:08	A%oadaoin		YES	
290	13/10/2015 19:09	Sian		YES	
291	13/10/2015 19:09	Alan		YES	These tables are essential for some of us that are not good at walking; and need areas to sit and rest; taking these away; will mean that access to one of the most beautiful public spaces will be taken away from these people.
292	13/10/2015 19:09	Jacky Sumner		YES	Love going walking at hengisbury and always stop for coffee at the beach cafe. Love to sit on the benches in the sunshine.
293	13/10/2015 19:11	Gulshan Richardson		YES	
294	13/10/2015 19:11	Graham Roberts		YES	The Beach House is one of most family friendly places in the BCP area. You can eat; have a drink and generally have a good time in a family safe environment.
295	13/10/2015 19:13	aisling McCarthy		YES	a venue that the children and I visit -safe calm and family orientated
296	13/10/2015 19:15	Joanne Sheppard		YES	The spit is not private land. Let's encourage visitors to our beautiful area and not discourage them.

297	13/10/2015 19:16	Debbie Robinson	YES	The sand spit at hengistbury head is public space; the beach house provides a great place to eat and drink. I recently supported a beach clean and there was nothing that could be attributed to the beach house. Children are no more at risk here than any other beach in this area; if they are unsupervised and allowed to bring alcohol to the beach that is the failure of their parents.
298	13/10/2015 19:19	Gina Tait	YES	
299	13/10/2015 19:21	Elizabeth	YES	The ability to sell alcohol is part of the product mix that makes our characterful beachside amenities viable. While I do not drink; I support the choice of others to do so responsibly and do not want to see this long standing and reputable venue become unviable due to the unsubstantiated arguments put by a minority of people.
300	13/10/2015 19:21	Josh Heard	YES	Me and my family love the Beach House; we visit most weekends!
301	13/10/2015 19:22	Michelle	YES	
302	13/10/2015 19:22	Simonne field	YES	
303	13/10/2015 19:22	Tracy Breeze	YES	The Beachhouse is a wonderful venue of great value to the community; bringing families; friends and sport groups together over refreshments and food. The atmosphere is always positive and respectful with everyone enjoying the natural environment; which is good for many people; of all ages and abilities in many different ways.
304	13/10/2015 19:22	Tracey Argent	YES	We visit and stay in the area regularly and every time go over to the Beach House. We have never come across any issues and never seen any problems. The area is always clean and tidy and is very handy for a drink and a bite to eat after you have walked the glorious walk across Hengistbury Head. It would be a real shame to take this away - the area is so beautiful that people and visitors will attend anyway; probably bring their own drinks and create more litter and create more disturbance
305	13/10/2015 19:23	Scott Gray	YES	
306	13/10/2015 19:24	Tom Lawrence	YES	Favourite beach cafe ever!!
307	13/10/2015 19:26	Sam Powley	YES	
308	13/10/2015 19:28	Linda Liddiard	YES	I agree with all the points the beach House Cafe have put forward.
309	13/10/2015 19:29	Sandra Finan	YES	
310	13/10/2015 19:32	Angela wright	YES	
311	13/10/2015 19:33	Ian Harpin	YES	
312	13/10/2015 19:37	Sally Ann	YES	The Beach House is an asset to the spit and should be left alone to continue as they have been doing for a long time.
313	13/10/2015 19:38	Julia	YES	This is a great asset to the community; a wonderful safe place to visit for people of all ages. I have never experienced any issues when I visit. The minority should not be able to dictate to the majority!
314	13/10/2015 19:41	Brittany Soriano	YES	The beach house is a community place; and show be allowed to remain; that there is any doubt is simply ridiculous
315	13/10/2015 19:42	Andrew Lofthouse	YES	
316	13/10/2015 19:47	Lynsey Saunders	YES	
317	13/10/2015 19:51	Jane Witt	YES	The Beach House at Mudeford Spit is a brilliant local business; supported by local residents and visitors to the area alike. It provides a much needed food and beverage outlet open year round providing hospitable; friendly service; a venue for all ages and providing a much loved and used service to the community. They are running it responsibly; considerate of their neighbours and the area of outstandingly natural beauty on which they operate.
318	13/10/2015 19:51	Clare Barfoot	YES	
319	13/10/2015 19:54	Kelly secrett	YES	
320	13/10/2015 19:54	Davina coombes	YES	Great family area
321	13/10/2015 19:55	Matthew Mackenzie	YES	
322	13/10/2015 19:58	Rosie Cousins	YES	
323	13/10/2015 19:58	Sally	YES	
324	13/10/2015 20:05	Karen Newby	YES	Beach House is a great facility for all ages to enjoy. It also helps look after the area making it a special place to visit & a good reason to keep returning to.
325	13/10/2015 20:05	Rosie	YES	Sandbanks is for all; it's really sad that some beach hut owners have resorted to now challenging the license as well as the public benches.Shame on them.
326	13/10/2015 20:08	Becky Boyle	YES	
327	13/10/2015 20:09	Sue Sinkinson	YES	
328	13/10/2015 20:11	Debbie wilks	YES	I can no reason whatsoever for not giving a License to the Beach House.. they provide refreshments to a variety of customers, and I have never witnessed problems regarding to safety of anyone at anytime. The area around the business is always clean and tidy. The cafe/restaurant has been on the spit for many decades and should be able to continue; it's a valuable amenity to the area
329	13/10/2015 20:12	Emily Lecocq	YES	Please keep the benches! We have a 2 year old; a 1 year old and a dog and would always prefer to sit outside.
330	13/10/2015 20:14	Gail bonner	YES	Hengistbury head is one of my dog walking area and always stop at Beach House for a coffee and sit on the outside beaches while the dogs play in the water it would be a great shame to see them removed
331	13/10/2015 20:14	Liz Jenkins	YES	
332	13/10/2015 20:19	Clare Keers	YES	
333	13/10/2015 20:19	Amit Malhetra	YES	
334	13/10/2015 20:26	Marie Rumble	YES	
335	13/10/2015 20:27	Jenny warren	YES	My family always enjoy a visit to the beach house; never have we had an cause for concern regarding the sale or consumption of alcohol. Most see people seem to stop for only one or two drinks. The last visit to the sandbank we did notice an increase of cans and bottles. The beach house is a most welcome facility for most visitors who are not lucky enough to own a hut. Long may it continue.
336	13/10/2015 20:28	Gina hacker	YES	
337	13/10/2015 20:28	Carol Cole	YES	This is a very special place to enjoy the natural beauty of the area. I have witnessed the team litter picking and looking after their clients and surroundings on numerous occasions. This is a venue the community is very fortunate to have and should be kept as such for all to enjoy.
338	13/10/2015 20:28	Sandra Sperry	YES	
339	13/10/2015 20:29	Elizabeth Ramsay	YES	
340	13/10/2015 20:31	Karen Shiels	YES	
341	13/10/2015 20:38	Claire Ellison	YES	It's an asset
342	13/10/2015 20:39	Kirstie	YES	
343	13/10/2015 20:40	Kirsten	YES	

				<p>This is an area of outstanding natural beauty that locals and visitors alike treasure. We go there every weekend and always bring friends and family it's a special place that attracts people who want to enjoy the stunning views; peaceful atmosphere; and a well-earned glass of wine after a long walk.</p> <p>If the licence were revoked; it would completely change the experience. Many people make the 30-minute walk specifically because they know they can relax at the bar at the end it's part of what makes the area so special. Without that; visitors would simply stop coming. The bar would lose staff; the ferry would lose custom; and the whole area would suffer economically and socially.</p> <p>I've never seen any antisocial behaviour or safety issues in all the times I've visited just families; friends; and walkers enjoying themselves respectfully. Removing the licence would punish a responsible; well-run local business that has been part of the community for years; and it would unfairly impact everyone who loves and supports the area.</p> <p>The Beach House adds life; employment; and enjoyment to this beautiful spot taking away its licence would be a huge mistake and a loss for the wider community.</p>
344	13/10/2015 20:43	Kayleigh Hodge	YES	
345	13/10/2015 20:43	Vicki Peaston	YES	
346	13/10/2015 20:44	Kerry Tierney	YES	
347	13/10/2015 20:45	Rebecca Norton	YES	
348	13/10/2015 20:47	Mary Smith	YES	I can see no reason why there are objections to this business which has been running for years and provides a welcome space for visitors to Mudeford Spit.
349	13/10/2015 20:47	A fabulous facility in	YES	
350	13/10/2015 20:48	Helen House	YES	
351	13/10/2015 20:50	Tom Ferris	YES	
352	13/10/2015 20:50	Chloe	YES	
353	13/10/2015 20:55	Jane Scott	YES	
354	13/10/2015 20:58	Michel Koenders	YES	
355	13/10/2015 21:02	Clare Hurley	YES	Been going to this peaceful friendly venue for years; with my young child; dog; elderly parents. I'm local in southbourne. It's an asset to the community. Always clean. Never see trouble.
356	13/10/2015 21:02	Matt Heathcock	YES	The beach house is a great place. It was once a cafe and shop; that then became a restaurant and has turned into this now. It's great for a public beach and for all that visit or stay.
357	13/10/2015 21:05	Mel Hawkins	YES	We always use them on our dog walks; the more seating the better to stop and enjoy the lovely views; we used to provide them outside the black house when we had it and so many people took advantage of them not just our guest
358	13/10/2015 21:10	Emma	YES	
359	13/10/2015 21:11	Lou	YES	
360	13/10/2015 21:16	Victoria Liehti	YES	When I walk my dog round or through the nature reserve; I like to sit down for a cool refreshing pint in the summer; or a hot chocolate in the winter; before walking my dog home again. It would very disappointing not to have the choice of alcoholic beverage.
361	13/10/2015 21:17	sherry Smith	YES	A fantastic venue that attracts fantastic people.
362	13/10/2015 21:18	Kate James	YES	This makes me so sad. The beach house is absolutely amazing and as a local it's a place I often visit. Why should the spit be for only those who can afford a beach hut? It's a public place of beauty and it should be enjoyed by as many people as possible. The beach house help keep the local area clean and provide a valuable service of ice cream; food and refreshments to those visiting our area. I can only assume those complaining have nothing better to do and would rather see the spit unused and keep it for themselves. I'd love to see any evidence they have supporting their request. I've only ever seen good things at the beach house and many people enjoying themselves
363	13/10/2015 21:20	Lara Pike	YES	We are locals that visit the beach house regularly and the benches outside are a big draw to why we go. Removing the benches I believe would have a huge knock on effect to the ferry; train and car parks as well as the cafe itself. Also I feel without the benches we would resort to using the beach hut owners private benches; which I'm sure would be a much bigger issue.
364	13/10/2015 21:22	Janette Whitley	YES	
365	13/10/2015 21:22	Ann	YES	
366	13/10/2015 21:22	Kiki quinn	YES	
367	13/10/2015 21:27	Julia Soames Pearson	YES	Fantastic venue used by all our family
368	13/10/2015 21:38	Jessica Noble	YES	I have rented a hut every year for about 12 years. I also visit the spit often with friends and family. I love the facilities and the restaurant adds to the wonderful holiday atmosphere and a beer or glass of wine is always welcome. Walking to the bar area is a key part of our visit. Don't change this please.
369	13/10/2015 21:41	Gemma Harrison	YES	
370	13/10/2015 21:42	Jessica	YES	
371	13/10/2015 21:45	Carl Hussey	YES	The MSBHA are an absolute disgrace. These entitled self serving scum seem set on destroying an excellent business and facility for both locals and visitors.
372	13/10/2015 21:48	Deborah Broadbent	YES	I think the Beach House is an excellent asset to the Mudeford spit and brings respectful visitors to the area.
373	13/10/2015 21:48	Jasmine cooper	YES	I absolutely love this beach cafe they put a lot of effort in to make it special for people. It's a nice safe place too visit after people get off the land train which is very popular.
374	13/10/2015 21:51	Danielle Matthews	YES	The Beach house has been a constant for over twenty years. Serving the community; and visitors alike; impeccably. It is a fantastic location and has helped to create fabulous memories for all. The owners have always worked hard to maintain the surrounding area; and the venue itself only adds to the ambience. Even after the fire; the Beach house has continued to serve the community; especially the hutties; going out of their way to provide them with their creature comforts. It is such a popular venue and deserves to continue doing what it does best. I for one can't wait for the new building! But until then my family shall enjoy everything the Beach house has to offer.
375	13/10/2015 21:53	Rick Broadbent	YES	What on earth is wrong with benches? These entitled hut owners do not own the beach and the surrounding area; and I'd suggest they tidy up some of their own properties before trying to stop other people's fun. This is utterly preposterous and a reflection that people who pay ridiculous amounts for a bit of panelling are out of touch with reality. This is yet another valuable public resource being threatened by idiots.
376	13/10/2015 21:55	Jake	YES	
377	13/10/2015 21:56	Tilly Kopecki	YES	

378	13/10/2015 22:01	Lisa		YES	
379	13/10/2015 22:05	Louise Cole		YES	
380	13/10/2015 22:06	Susie Dalby		YES	
381	13/10/2015 22:14	Cristina Adlington		YES	
382	13/10/2015 22:14	Nicola		YES	
383	13/10/2015 22:18	Vicki Gallagher		YES	We need somewhere to rest
384	13/10/2015 22:23	Jo Gardiner		YES	I can't begin to imagine why anyone would have any issue with the beach house; it's a brilliant set up. Including the benches!
385	13/10/2015 22:26	Sally		YES	Love this place no reason to get rid of it
386	13/10/2015 22:30	Nicola Hart		YES	Are they trying to claim the spit for themselves? It's a beautiful; natural spot for the public to use. There's room for us all. Love it; look after it; appreciate it; share it.
387	13/10/2015 22:36	Karen Nesling		YES	
388	13/10/2015 22:42	Emmalene Churcher		YES	
389	13/10/2015 22:46	Tina Cooper		YES	
390	13/10/2015 22:52	Elizabeth Skorge		YES	
391	13/10/2015 22:52	Ruby annels		YES	Myself & my family have walked this area for the past 80 years & still enjoy the beauty of this wonderful place that we all have the privilege of sharing,we already appreciate the benches dotted about & a few more would be fantastic;enabling everyone a chance to soak up our precious hengistbury head & it's beaches.
392	13/10/2015 22:52	Laura Stopforth		YES	A lovely venue that offers much to the visiting public . Hengistbury head is for everyone not just the hut owners
393	13/10/2015 22:54	Colin Stupack		YES	This is a superbly run; safe and reliable establishment with no licensing issues concerns
394	13/10/2015 23:10	Katie H		YES	This is such a magical haven in both summer and winter for families and friends to meet; relax and enjoy; always so welcoming and friendly and a great stress reliever/sense of calm. Why would anyone want to ruin this?
395	13/10/2015 23:13	Savannah		YES	
396	13/10/2015 23:16	Gail Taylor		YES	
397	13/10/2015 23:16	Kevin Finnerty		YES	Please apply common sense here.
398	13/10/2015 23:26	Gabriella Kelemen		YES	
399	13/10/2015 23:28	Michelle Lewis		YES	
400	13/10/2015 23:34	Tina Rawlings		YES	
401	13/10/2015 23:38	Teresa kilner		YES	Great place to support
402	13/10/2015 23:42	Kate Clement		YES	This is sad to hear. I visit regularly from Southampton and enjoy grabbing a drink from the beach house and sitting on the benches and enjoying looking out to the sea. It attracts a lot of visitors throughout the year and I would definitely reconsider travelling the distance knowing that there was a limited option for seating.
403	13/10/2015 23:59	Emily Croucher		YES	
404	14/10/2015 00:13	Becs Vince		YES	Love the Beach House and ALL it offers including the chance to relax and enjoy refreshments including a wee drink there when you fancy it. I have frequented it whilst staying in a beach hut or also love it as a place to aim for during a walk and when out for a paddle on the water at whatever time of year. A cooling beer or glass of bubbles can be just what you fancy on a warm summers day... equally a warming tipple on a cold day can be just as welcome. It just wouldn't be the same without offering this as an option. As a local resident and frequent visitor to the spit I have never been aware of any drink related issue. Many beach hut owners themselves socialise over a glass or two in the comfort of their own huts!! I'm fully in favour of the Beach House maintaining it's licence
405	14/10/2015 00:13	Lesley		YES	
406	14/10/2015 00:33	Beverly Lock		YES	
407	14/10/2015 01:49	Sue Rixon		YES	
408	14/10/2015 01:50	Caz Wall		YES	
409	14/10/2015 03:05	nikki pagan		YES	why on earth would would you want to do this to a lovely beauty spot what trouble does it cause ?
410	14/10/2015 04:08	Angela Cartwright		YES	Not a local resident but visit Mudeford Spit/Beach House regularly when on holiday. Current seating must be kept plus never seen any trouble when visiting. Beach House does a great job.
411	14/10/2015 05:16	S Smith		YES	This is a family friendly place with a chilled; friendly and inclusive vibe and the easygoing environment sets it apart from many other licensed premises. After taking the walk up to Hengistbury Head and heading onto the spit; it is a godsend to have somewhere pleasant to sit and relax for awhile; away from the masses. It would be a shame if this was taken away at the behest of an entitled few; who seem to want to make the spit exclusive for themselves.
412	14/10/2015 06:23	Eleanor Glen		YES	
413	14/10/2015 06:31	claire waugh		YES	
414	14/10/2015 06:46	Jo		YES	
415	14/10/2015 06:51	Sarah J		YES	
416	14/10/2015 06:56	Jacqui Payne		YES	
417	14/10/2015 07:01	Danielle Nodwell		YES	The beach house adds so much value to Mudeford spit. It provides a social and community hub that adds to the holiday feel of Mudeford spit whether staying as a butter or visiting as a guest.
418	14/10/2015 07:02	Lucy piper		YES	
419	14/10/2015 07:03	Matt Davies		YES	
420	14/10/2015 07:03	Carol Message		YES	The area is for everyone; not just the wealthy hut owners. We walk to the area regularly & need a drink & a sit down at the cafe before setting off again. It's a friendly; clean & tidy establishment; & they care for the environment around them.
421	14/10/2015 07:04	Zoë Victoria Slater		YES	
422	14/10/2015 07:16	Debbie Lockyer		YES	
423	14/10/2015 07:16	Barbara monckton		YES	Been going here for years. Always enjoyed the facilities of the cafe and eating out food and enjoying the view from the benches. Always a friendly family atmosphere and a big attraction for Bournemouth council. They should be proud to have it there and to support a good business

424	14/10/2025 07:23	Sandra Long	YES	This is a fantastic asset to the area
425	14/10/2025 07:25	George	YES	Love this place
426	14/10/2025 07:26	Mariola Milewska	YES	
427	14/10/2025 07:34	Lyn Townsend	YES	We love the Beach House and visit many times a year. It's a venue for all in a beautiful place.
428	14/10/2025 07:37	Geraldine Moynihan	YES	As a frequent visitor to the Beach House; Mudeford; I can say that the proprietors and staff here are the most wonderful guardians of this special place. They are local people who care about the site and tourists; young and old. Mudeford just would not be the same without them.
429	14/10/2025 07:39	Simon Vivian	YES	I strongly agree with the tenant's statement. As a Huttie and a father of children who have grown up on the beach, who have worked in the Beachhouse restaurant/cafe over the years, I have never had any safety concerns for them caused by the operation of the Beachhouse. Yes the venue can be busy at times but no more than any popular food and drink destination along Bournemouth beach but there is certainly less waste left lying around due to the Beachhouse staff tirelessly cleaning up after their customers and also visitors who bring and leave their own rubbish whilst enjoying the free benches provided by the Beachhouse.
430	14/10/2025 07:42	Lawrence Haynes	YES	
431	14/10/2025 07:45	Sara kirby	YES	This is a lovely venue supported by a large number of locals who simply visit to enjoy the views and benefits of walking amongst nature and supporting their local business. I'm so sad to hear that a few minority are set on closing it down for no good reason and strongly oppose any decision
432	14/10/2025 07:54	Katherine Lanary	YES	
433	14/10/2025 07:55	Victoria Vincent	YES	It's a great community asset that is providing a much-needed service. The sandbanks is for all and not for the few.
434	14/10/2025 08:00	Stephen trott	YES	The Beach House is a wonderful place in a lovely location. I always look forward to our family walks and using the beach house as an enjoyable stop off venue to relax in a peaceful environment.
435	14/10/2025 08:11	Jackie bartlett	YES	The beach house is such a wonderful family place and is perfect for all ages from 1 to 99!!!! Good luck
436	14/10/2025 08:13	Christine Usher	YES	I have been coming to The Spit for the last 30 years. The addition of the Beach House is a bonus to all visitors.
437	14/10/2025 08:17	Gordon kinghorn	YES	The objections raised seem more like a NIMBY response from folk who simply do not want the general public to enjoy this outstanding area.
438	14/10/2025 08:18	Tracy Ford	YES	Lovely place to sit and have a coffee overlooking the river; I use it often and there has never been any problems in all the years I have been. Leave the benches as they are!
439	14/10/2025 08:18	Piers Bollard	YES	
440	14/10/2025 08:22	Anna Hankey	YES	Happy memories and still one of our favourite places to visit when ever we have free time . Always very tidy never seen any litter around only happy people enjoying the surroundings
441	14/10/2025 08:24	Nigel James	YES	Lived locally for 30 plus years and the cafe has gradually evolved in keeping with the area. The hut owners do not own the beach it is an asset for all Check the history books there once was a floating cafe there and the land based one has served us all well for years
442	14/10/2025 08:25	Janice Cox	YES	Well done to all involved in running it
443	14/10/2025 08:28	Kelly Lord	YES	We have visited the Beach house for 30 yrs or more ; when it was just a little hut then a lovely restaurant then after the fire as it is now . We have a family hut ; so are there all the time ; always go to the Beach house for food and drink ; it's always so friendly the staff always so helpful and are cleaning and tidying all the time ; never seen any trouble there . It is an asset to the sand spit .
444	14/10/2025 08:28	Penelope Giddings	YES	
445	14/10/2025 08:36	Dot Chadwick	YES	In all the years we have been visiting Mudeford Spit; we have seen nothing but improvements since the Beach House have been operating. Perhaps the association should confront the council with their worries; lack of Noddy Train at any opportunity; lack of action on the broken bridge to walk around the harbour; and now no Jetty in operation. Seems they are doing their best to make life difficult for the Beach House.
446	14/10/2025 08:39	Petra	YES	It would appear the beach hut owners have s as problem with any visitors to the spot; and in our experience; the only problems there with alcohol has been with residents drinking in the evenings!!!
447	14/10/2025 08:39	Cathryn Croucher	YES	Used it loads last year & loved it. A big asset to the area
448	14/10/2025 08:39	Nicola Young	YES	This is a great and enjoyable spot for locals to visit either with friends or their families; that is away from the busy tourist areas and would be a great shame to have this taken away.
449	14/10/2025 08:57	Victoria Leon Pearse	YES	The staff are always friendly and everyone always looks to be enjoying themselves.
450	14/10/2025 09:00	Taryn	YES	Removing this would be a great loss to our community.
451	14/10/2025 09:01	Carole Beaman	YES	This is so unbelievably ridiculous!!!
452	14/10/2025 09:13	It is a public beach of	YES	Love the Beach House and regularly use it for coffees/lunches and the benches for a sit down after walking over the head
453	14/10/2025 09:13	It is a public beach of	YES	
454	14/10/2025 09:22	John Cusens	YES	I consider the Beach House to be an invaluable part of the experience when visiting Mudeford Spit. I have lived in Christchurch and Bournemouth all my life; it has become something of an institution. I have never seen anything I would consider to be anti social behavior.
455	14/10/2025 09:22	Maria hobbs	YES	Have always love coming over to the beach hut. It's a welcome site after walking the distance from car park and even more welcoming to have benches along the sea shore
456	14/10/2025 09:24	Cory V	YES	
457	14/10/2025 09:33	Athene Hunt	YES	
458	14/10/2025 09:40	Richard Wicks	YES	
459	14/10/2025 09:42	Karl Lucas	YES	They need to grow up.

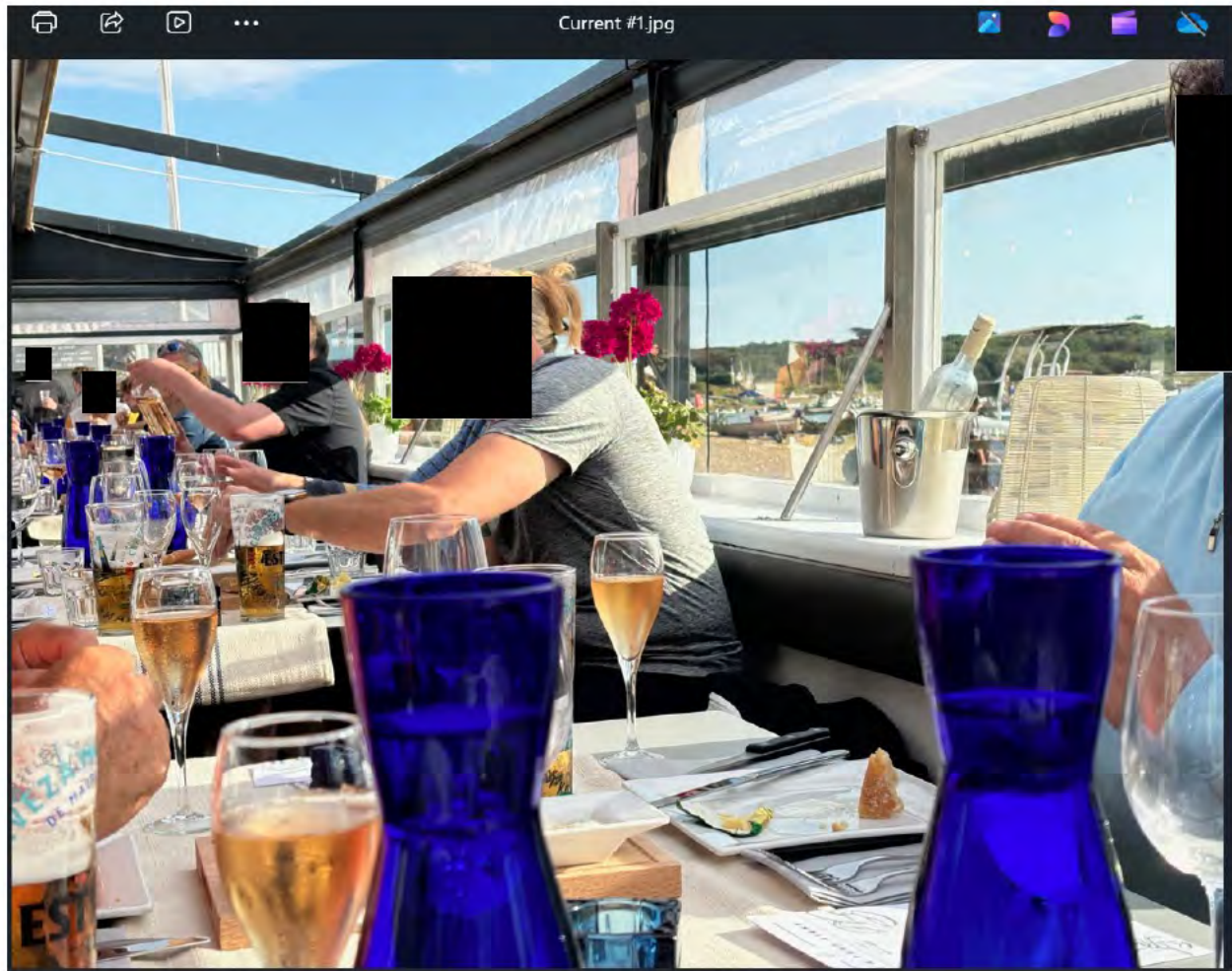
460	14/10/2025 09:48	Patrick Mulhall	YES	
461	14/10/2025 09:50	Vanessa Fagulha	YES	
462	14/10/2025 09:53	Suzie Shave	YES	Been visiting this area for over 60 years and always love the Hut to have a refreshment and seat to admire one of the most beautiful spots; in my opinion; in the world.
463	14/10/2025 09:59	Jennifer Thorne	YES	
464	14/10/2025 10:00	Linz	YES	A lot of the people complaining aren't even from this area!
465	14/10/2025 10:05	Sharon Christy	YES	This is a lovely family friendly place that has provided so many wonderful memories for us as a family over the years
466	14/10/2025 10:06	John Stephens	YES	
467	14/10/2025 10:10	Rachel Ingham	YES	
468	14/10/2025 10:15	Janice Walls	YES	
469	14/10/2025 10:22	Sheila Ryan	YES	Lovely venue; a real asset to the Sandbank always clean; tidy and respectful and friendly and responsible. Very many beach hut owners use the venue frequently so cannot understand the objection.
470	14/10/2025 10:24	alison adams	YES	
471	14/10/2025 10:26	Sue Mustill	YES	I have been visiting this venue for over a decade and have always been impressed with the cleanliness and professionalism of the staff.
472	14/10/2025 10:31	Martina Oâ€™Sullivan	YES	This is ludicrous! This is a lovely public spot that everyone should be able to enjoy. The hut owners only own the hut and area it's on - not the whole spit! And how often are they actually all there?! Shame on all those opposing and the council.
473	14/10/2025 10:34	Niki Murray	YES	It's a beautiful spot that my family visit every year and have done for many years; so sad that a small minority wish to exclude the enjoyment this spot holds for many.
474	14/10/2025 10:36	John Gander	YES	
475	14/10/2025 10:38	Linda Brand	YES	This is a space for everybody; visitors and residents alike; not just beach hut owners; and it is a pleasure to be able to sit and enjoy the area with a coffee and/or food; especially after a long walk. It would be a shame to dissuade people from visiting.
476	14/10/2025 10:49	Harry	YES	
477	14/10/2025 10:56	Kim starkins	YES	
478	14/10/2025 11:10	Kirsty Hanson	YES	
479	14/10/2025 11:21	Christina Munnelly	YES	
480	14/10/2025 11:36	Ruth Faulkner	YES	We visit Southbourne at least twice a year and Sobo is a go to for us. They provide great things for the community and their ethics around chairing for the environment; sustainability; well-being etc are values that I feel strongly about. We need more businesses with these values in the world!
481	14/10/2025 11:38	Vanessa	YES	
482	14/10/2025 11:38	Sue Stevens	YES	
483	14/10/2025 11:47	Madeleine French	YES	This is an outstanding facility that brings life, energy, and genuine community spirit to the area. The Beach House is well run and managed with real consideration for everyone who uses the sandbank including beach hut owners; who should be reminded that while they own their huts; the beach and surrounding area belong to the public.
484	14/10/2025 11:52	Katarzyna Buszko	YES	It's deeply disappointing that a small number of individuals appear intent imposing their will on the many many people who enjoy and benefit from enjoying this facility . It smacks of classic NMBY. The Beach House provides a welcoming; family-friendly environment where people of all ages can relax; eat; and enjoy the beauty of the coast together.
485	14/10/2025 12:08	Caroline Hinch	YES	Children are safe; well looked after; and always treated with care and respect both by and in the Beach House as my husband and I have seen over many years of regular visits. In truth; any risks come not from the Beach House but from the belongings of the beach huts left carelessly lying around by the owners of the huts. There is a little bit of me that believes that it is quite possible that this application has been made because The Beach House attracts more people to the spit and the beach huts owners would like them to go away!
486	14/10/2025 12:15	Triudi	YES	To remove or restrict the Beach House licence would be a travesty. It would show a lack of understanding of what makes this area so special not only to Mudeford; but to the wider local economy. The Beach House has revitalised the sandbank; creating jobs; supporting local suppliers; and offering a joyful; inclusive space that truly belongs as it should to everyone.
487	14/10/2025 12:19	Max dicker	YES	
488	14/10/2025 12:26	Robin Smith	YES	
489	14/10/2025 12:40	Holly Wisbey	YES	
490	14/10/2025 12:42	Catherine Burrell	YES	I just don't understand how this issue has arisen. I often visit the Beach House when walking my dog or spending the day on the beach with the children. I have never seen any one being disrespectful of the area and the cafe provides such a good family friendly atmosphere for the community. It would be a such a shame to see this spoiled due to a few rich hut owners who want the Sandbank to themselves.
491	14/10/2025 12:47	Layla Haskell	YES	
492	14/10/2025 12:55	Carolyn Taylor	YES	
493	14/10/2025 13:10	John Coburn	YES	
494	14/10/2025 13:11	Margaret Thomas	YES	So just the few will dictate to the rest who can enjoy this area.
495	14/10/2025 13:17	Marion Cullingford	YES	
496	14/10/2025 13:37	Victoria Green	YES	We're so lucky to live here and enjoy and respect our surroundings. We actively support local businesses especially those so conscientious of the beautiful environment we get to enjoy. I disagree with the perspective of the lucky few that are additionally lucky enough to own a beach hut on the spit. I fear their concerns rise from a selfish view of entitlement.
497	14/10/2025 13:37	Denise	YES	

498	14/10/2025 13:44	Louise		YES	We visit mudford spit regularly throughout the year -and on every occasion have only seen happy people enjoying themselves peacefully among side fellow visitors to the Beach hut. It is a wonderful place to visit for food and drinks and very much adds to our enjoyment.
499	14/10/2025 14:05	Steve Roberts		YES	This is a great place and a valuable asset to this wonderful area. Everything needs to be done to keep it open and to have the support of BCP.
500	14/10/2025 14:05	Katharine Bowdidge		YES	I have been using the family frequently Beach House for years; it is an institution and brings back many happy memories. It is in no way negative.
501	14/10/2025 14:34	Renate Challis		YES	
502	14/10/2025 14:41	Angie Jones		YES	The beach house is a wonderful venue; it always appears to be well run and staff are well trained and responsible. Please don't allow a few to spoil it for the majority.
					This absolutely screams not in my back yard. The Beach House is a much-loved part of the Sandbank community a family-run business that's been here for ages and is supported by those of us who actually live here year-round. It's always been a welcoming, safe; and family-friendly venue that adds real value to the area.
					The claims being made don't reflect the experience of the vast majority of locals or visitors who respect and appreciate what the team do. I fully support them and hope BCP Licensing recognise that this business is wanted; needed; and a vital part of what makes the Sandbank community so special.
503	14/10/2025 14:48	James Carney		YES	
504	14/10/2025 15:00	Graham Phillips		YES	
505	14/10/2025 15:04	Adrian Chilcott		YES	
506	14/10/2025 15:04	Jakub Paradowski		YES	
					We as a wider family have been visiting this area here for over 40 years and feel the restaurant has added to the area since opening and extending and find it unbelievable that a few people would try and take this away from the majority of clientele. It adds so much to the area and even provides a much needed supply of goods; meals and drinks to the people that stay here or visit for a few hours or for a day.
					Inclusion and diversity is such a buzzword these days and perhaps the committee should look at this before they take these actions.
					The revenue from the train and the ferry also helps fund the local area and find it incredibly short sighted that other businesses would potentially also suffer from the loss of income if visitors don't come due to lack of facilities.
					Please don't let a few people spoil it for the rest of us and just because they were democratically (I presume) voted to their important positions on the committee perhaps they should consider the wider implications of their actions.
					I chair a community group in my village and we always look at the wider picture and include everyone in our decisions which clearly is not happening in this case.
507	14/10/2025 15:17	Nicola Blacker		YES	I have no connection with the restaurant but strongly feel that this is not fair to business people trying to run a business in such difficult times.
					This is a much needed facility for the locals of this area that can't afford the extortionate prices of the beach huts at this location & many of us come to the location far more frequently than a lot of hut owners. In all my years coming to the cafe; I have never seen any unruly behaviour; due to alcohol or otherwise & we have taken all of my 4 now grown up children & now granddaughter & never feel it unsafe for them or for them to have been at risk of harm.
508	14/10/2025 15:26	Rachael King		YES	For once; please listen to the locals that use this cafe & not the minority. Nothing needs to change at this wonderful asset to the local community.
509	14/10/2025 15:31	Steve Craig		YES	I am a former Bournemouth resident and was only at your cafe/restaurant last week. I love Mudford and I am only to glad to offer my support.
					There are lots of us locals who visit for day trips and use the Beach House; it is an asset to the area and is very family friendly.
510	14/10/2025 15:39	Dreena Sampson		YES	I find it very distasteful the the MSBHC are objecting to the licensing and it feels very entitled and elitist not wanting others to responsibly enjoy our local beauty spot.
511	14/10/2025 15:42	Stephanie Purrier		YES	
512	14/10/2025 15:55	Denise Dawson		YES	
513	14/10/2025 15:57	Anne Yeates		YES	
514	14/10/2025 16:04	Mark Yeates		YES	
515	14/10/2025 16:25	Carolyn Mee		YES	
516	14/10/2025 16:33	Catherine Hood		YES	
517	14/10/2025 16:36	Tracy Courtney		YES	

					<p>I am writing to express my strong support for the Beach House and my opposition to the call for a review of its licence.</p> <p>The Beach House is an outstanding, well-managed facility that brings life, energy, and genuine community spirit to this part of the coast. It has become a valued destination for local residents and visitors alike; offering a safe, welcoming, and family-friendly environment that enhances the area for everyone.</p> <p>It is important to note that while beach hut owners may own their huts, the beach and surrounding area are public spaces and should remain accessible to all. The suggestion that the Beach House poses any risk to public safety or to children is entirely unfounded. Having visited regularly for many years, I have always found it to be responsibly run; with a friendly and respectful atmosphere.</p> <p>I believe it is also worth the Committee considering whether the motivation behind this review may be less about genuine public concern and more about a desire by a small number of hut owners to reduce the number of visitors who now enjoy the area. The Beach House attracts people to the sandbank; but it does so in a positive way â€” encouraging responsible use of a beautiful public space that should be open to everyone; not reserved for a privileged few.</p> <p>Far from being a problem, the Beach House contributes significantly to the character and vitality of the sandbank. It supports local employment; brings revenue into the area; and provides a sense of shared enjoyment that reflects the best of coastal community life.</p> <p>To remove or restrict its licence would be both unfair and short-sighted. It would penalise a well-run business that enriches the area and benefits the wider community; simply to satisfy the objections of a minority who appear reluctant to share a public space.</p> <p>I therefore urge the Licensing Committee to recognise the Beach House as the valuable community asset it is; and to allow its continued operation under the existing licence conditions.</p>
518	14/10/2025 16:58	Roger Kennedy		YES	
519	14/10/2025 17:15	Deborah Webb		YES	It would be hugely disappointing if The Beach House had to restrict its operations in anyway. I visit frequently and like to sit on the benches; enjoy the food and atmosphere it creates. It's a local business that should be celebrated not curtailed.
520	14/10/2025 18:00	Georgia wiseman		YES	
521	14/10/2025 18:04	Ian jones		YES	
522	14/10/2025 18:07	Ella Mountjoy		YES	
523	14/10/2025 18:11	Debby Wiseman		YES	
524	14/10/2025 18:17	Fiona mellor		YES	
525	14/10/2025 19:11	Hugh Lapsley		YES	<p>Although we do not own or hire a hut, we visit the Spit at least twice per week throughout the year (all year round; not just holiday periods) and use the cafe/bar facilities on the vast majority of visits. We believe that the venue is a vital part of the Spit and sits as a fundamental of keeping the site as a welcome local attraction - it would be a major loss to the area if they had to alter their operations in any way. We fervently hope that the status quo remains.</p>
526	14/10/2025 19:18	Paul Devine		YES	<p>Over the summer months I brought my 8 year old daughter to The Beach House regularly and never once did I think twice about it. It's such a wonderful place to visit and in my view totally safe</p>
527	14/10/2025 19:26	Grace Maughan		YES	
528	14/10/2025 19:39	Diane Jones		YES	<p>My family & I have frequented this establishment for years (in it's various forms) & were shocked to learn it may be forced to close. Why???</p> <p>The staff are always helpful & friendly & there is never any trouble. All ages are made to feel welcome at this beautiful location. If it has to close; for a start; where are the older generation going to stop for a drink & a rest before the walk back to the car park? What selfish people must be behind this action!</p>
529	14/10/2025 19:46	Louise Farley		YES	<p>This cafe is an asset to the area.</p>
530	14/10/2025 19:52	John Hotchkiss		YES	<p>I have no reason to oppose the application for renewal the License as the venue provides a good service to the community.</p>
531	14/10/2025 19:58	Helen Farr		YES	
532	14/10/2025 20:06	C Chacin		YES	
533	14/10/2025 20:51	Joanna Milner		YES	
534	14/10/2025 21:17	Lindsey Wallis		YES	<p>Visitors should have the freedom to make choices for themselves. I have children and I also enjoy a glass of wine occasionally when out and about. I can take care of my children perfectly well and still enjoy this. I have never seen a problem with alcohol use at this venue. To suggest it is absurd.</p>
535	14/10/2025 21:18	Nikki McCabe		YES	<p>The benches are essential; either for using to eat your food on or sitting down after the long walk from the car park at Hengistbury Head</p>
536	14/10/2025 21:31	Helena Taylor		YES	<p>Shameful behaviour from the MABHA. Mudeford Soit does not deserve; nor need; such interference. Silly and ignorant individuals who have no class.</p>
537	14/10/2025 21:37	Kris Cottrell		YES	
538	14/10/2025 21:50	Charlotte Sewell		YES	
539	14/10/2025 22:05	Ally George		YES	<p>This premises has always been welcoming and hospitable. I believe it encourages people to get outside; enjoy the beach and socialise more than if it were not there. It has strong social value as well as; as I imagine; strengthening the local economy and making the area somewhere people want to visit.</p>
540	14/10/2025 22:39	Julia crump		YES	<p>I think benches benefit the majority; and A few selfish bigots should not ruin it for those that live locally.</p>
541	14/10/2025 23:14	Rosa		YES	
542	14/10/2025 23:44	Jan Jones		YES	<p>As a visitor; I love walking around the area and relish sitting and looking out at the views. I also really appreciate the facilities at the Beach House. Always a great and clean venue to rest and enjoy a drink.</p> <p>As a senior person; I feel that the warmth and hospitality offered to families of all ages is to be applauded. The area creates a safe; friendly haven for holiday makers and locals alike. As a host for large holiday properties; the Beach House is recommended highly in our marketing materials. I actively encourage visitors to visit the facility and walk around the spit.</p> <p>The Beach House is a vital part of attracting tourism to the area.</p>

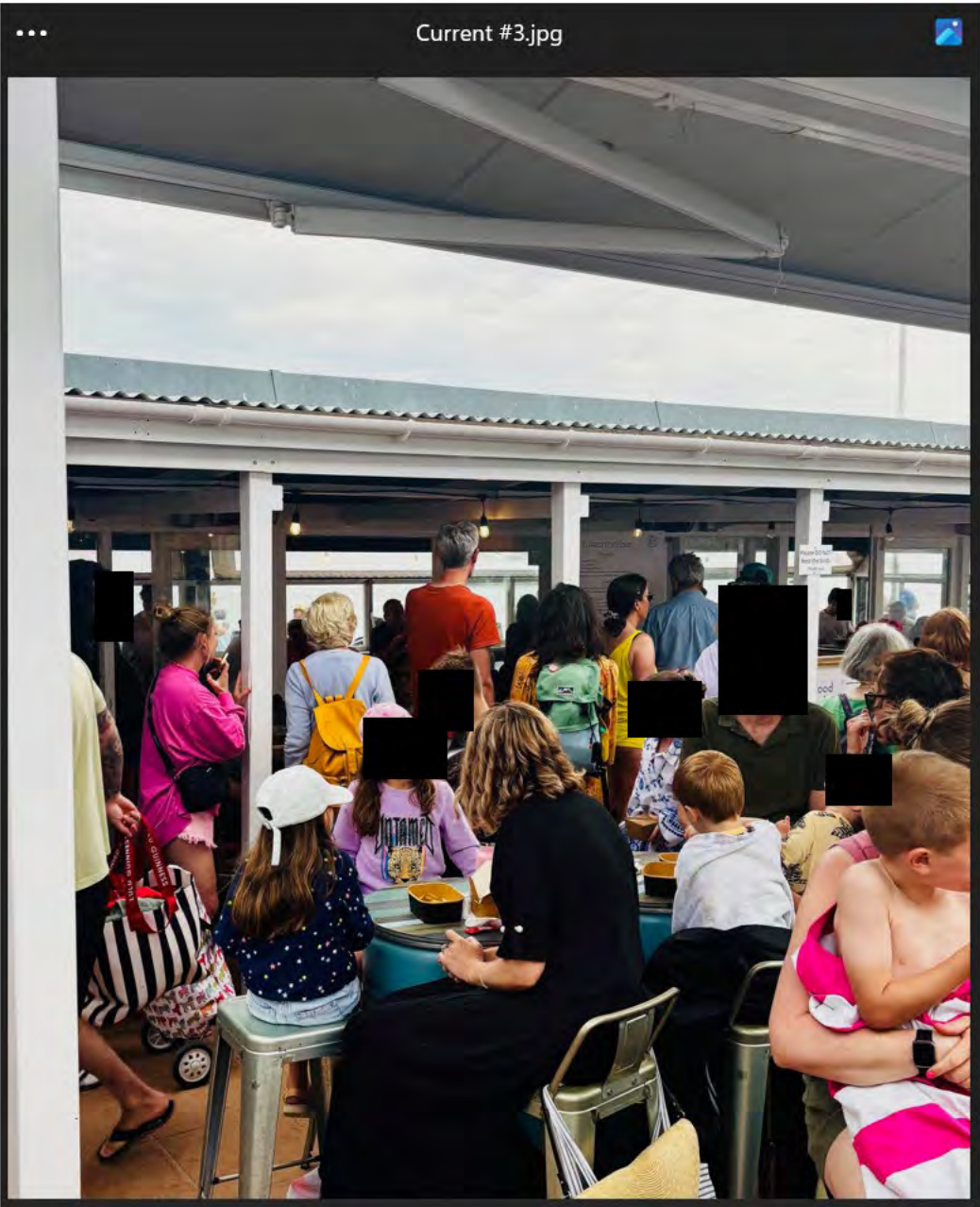
					This supports responsible drinking instead of people bringing alcohol with them to the area which is unrestricted. The local beach hut owners association should be supporting this small business instead of the bully boy tactics it's using. They would really miss having this lovely place on their doorstep. It's an additional feature that keeps the price of their beach huts so high and would probably feature in adverts they use to promote rentals to Airbnb their huts.
543	15/10/2025 03:20	Tarah Fowler		YES	
544	15/10/2025 06:31	Joanne Gaffikin		YES	
545	15/10/2025 06:41	Camilla		YES	
546	15/10/2025 06:54	Isabel		YES	
547	15/10/2025 06:59	Fiona Charter		YES	My family has been a customer of the Beach House for decades. It is such a wonderful facility and destination after a walk to the spit. Mudeford spit is a fabulous place. Please don't let a few spoil it for all.
548	15/10/2025 07:07	Lynn cotton		YES	
549	15/10/2025 07:15	Jane Garvey		YES	
550	15/10/2025 07:20	Freddy		YES	
551	15/10/2025 07:44	Sally Dolce		YES	
552	15/10/2025 07:53	Paula Parkes		YES	Fully support
553	15/10/2025 07:56	Ellie thickett		YES	So are they going to stop the huttees teenagers from illegally drinking and smoking as I have witnessed over the last year !! This is just ridiculous - how many times has the police; or coastguard been called to an incident related to alcohol bought from the venue !!
554	15/10/2025 08:27	Penny Moss		YES	
555	15/10/2025 09:21	Frances Burden		YES	The beach house is a super venue in a place of beauty and I can't understand why anyone would complain - it's very well run; caters for everyone and I have never seen any problems there. Nimbysism at its worst!! Owning a Beach hut there no matter how expensive is no reason to spoil the enjoyment of the majority.
556	15/10/2025 09:27	Clare crossland		YES	I visit regularly and have never seen any problems here. For most it is the mid point of a long walk to break for an ice cream, coffee or single alcoholic beverage before the return trip.
557	15/10/2025 09:34	Naomi Judge		YES	
558	15/10/2025 10:13	Louise Mallon		YES	
559	15/10/2025 10:15	Elizabeth Elmes		YES	
560	15/10/2025 10:24	Lucinda Banta		YES	
561	15/10/2025 10:30	Neil Staniford		YES	
562	15/10/2025 10:53	Derek Ellwood		YES	We regularly use these benches after paddle boarding or kayaking across from Fishermans Bank; often with wet shorts; etc. They have been a feature of the spit for a number of years and are utilised by locals and holiday makers alike. I can see no reason how they would impact on beach hut owners unless MSBHC are trying to turn the spit into a private enclave.
563	15/10/2025 11:05	Tom Luft		YES	The beach house is part of the local community and is a great place to be all year round. I think the hut owners association need to remember that it's a space for everyone and they don't own the beach. As for protection of children; that's a fairly cynical comment. Mostly I see children having a good time and being free. If hut owners are worried about their children then they should ensure they supervise them more closely.
564	15/10/2025 11:05	Deryn Eyles-Jones		YES	I regularly walk to the HH spit; with my dogs & with friends & family. We always enjoy a hot drink & food from The Beach House which we feel is well organised & offers a valuable service to all visitors; hut residents & day trippers. I join friends there on some evenings to enjoy the sunset views over the harbour whilst enjoying a pizza & beer; it's a wonderful place to enjoy our delightful nature & coastline. I have never seen any trouble there; I have never seen any litter problems & feel The Beach House team run a very responsible business; that considers & protects the local environment. I also feel that after the walk from the main HH car park families thoroughly are happy to find a drink & food outlet on the spit. The hungry hiker is always busy & I think it's a good thing that there is another facility offering good food & drink in that area. Please consider the vast numbers of visitors who bring revenue to the area & love The Spit and welcome the facilities that The Beach House has on offer; I use that facility all year around.
565	15/10/2025 11:15	Melanie Clarke		YES	Been a beach hut renter for over 30 years - wouldn't be the same without the Beach bar/shop
566	15/10/2025 12:04	anthony deacon		YES	
567	15/10/2025 12:06	Mandi Gale		YES	Always a very family friendly venue; children always welcome; a great asset to the area for all ages
568	15/10/2025 12:24	Ben Stewart		YES	The Beach House is an asset for the whole community; is absolutely family friendly, and I support it wholeheartedly.
569	15/10/2025 12:48	Ross Elliott		YES	The Beach House Mudeford has a long-standing reputation for responsible management; always prioritising the local community and ensuring a safe; welcoming environment. It is not only family-friendly my children and my parents absolutely love it but it also stands out as one of the safest hospitality venues in Bournemouth and the surrounding areas. The attempts to ostracise The Beach House are driven by a small number of hut owners who act as if they have ownership over the beach; rather than by any legitimate concerns. This kind of exclusion is unfair; unwarranted; and undermines a venue that genuinely serves and enriches the entire community. Kind regards; Ross Elliott
570	15/10/2025 13:18	Julie Swinbourne		YES	
571	15/10/2025 14:31	Scott Walker		YES	
572	2025/10/16 7:36:2	Laura Campbell		YES	The claims made by the MSBHA are ridiculous. The Beach House cafe is a welcome service to all guests and visitors and does not pose any threat or harm as suggested. As a frequent visitor to the spit, and with friends who are hut owners, I totally support this business to continue its operations.
573	2025/10/16 7:47:4	Karen Jewer		YES	

EXHIBIT KSJ/6



Current #2.jpg







Current #5.jpg



Current #6.jpg



Current #7.jpg

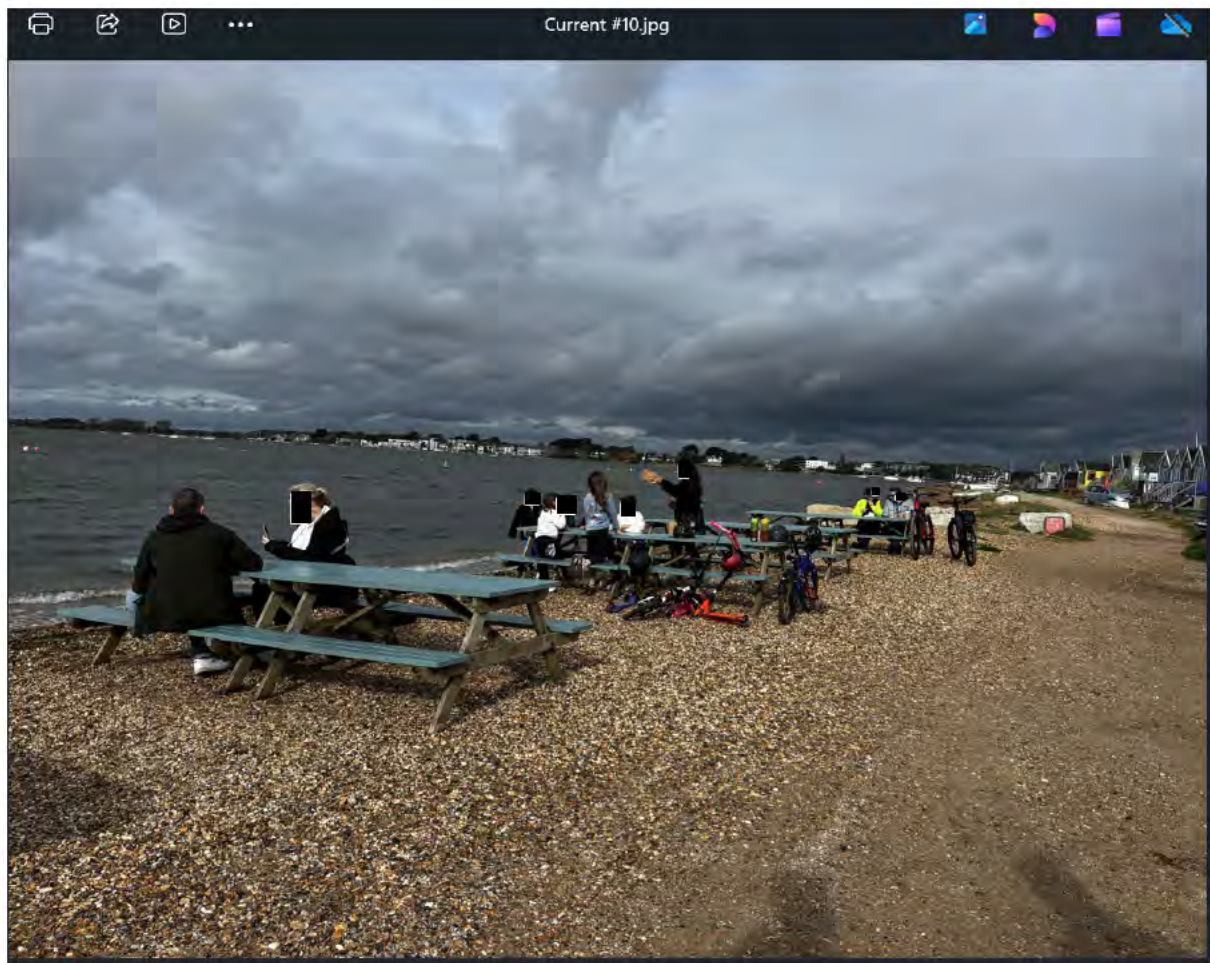


Current #8.jpg



Current #9.jpg





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



Trethowans LLP
5 Parkstone Road
Poole
Dorset
BH15 2NL

Date: 22 April 2020
Our Ref: LEAPv8: Misc. Act.: 084904:
KLL06753
Contact: Mr Kevin Littlechild
Email: kevin.littlechild@bcpcouncil.gov.uk
Tel: 01202 451180

Dear Sir or Madam

LICENSING ACT 2003 – PREMISES LICENCE & SUMMARY
Mudford Beach Off Licence Mudford Beach Sandbank Bournemouth BH6 4EW

Further to your recent application to update the designated premises supervisor address details for the above premises licence, please find enclosed the updated premises licence & summary.

You are reminded that the licence summary, or a certified copy, must be prominently displayed at the premises.

Please note that if there are any changes to the layout of the premises or style of operation/business then it may be necessary to make an application to vary the licence.

If you have any queries, please do not hesitate to contact me as detailed above.

Data Matching

This authority is under a duty to protect the public funds it administers, and to this end may use the information you have provided on this form for the prevention and detection of fraud. It may also share this information with other bodies responsible for auditing or administering public funds for these purposes. For further information, see www.bournemouth.gov.uk/nfi

Yours faithfully

Mr Kevin Littlechild
Regulation Technical Support Officer

CC: Dorset Police

Premises Licence Part A

Premises licence number: BH084904

Postal address of premises, or if none, ordnance survey map reference or description:	
Mudford Beach Off Licence Mudford Beach	
Post town: Sandbank	Post Code: BH6 4EW
Telephone number: 01202 423474	

Licensable activities authorised by the licence:
Supply of Alcohol

The times the licence authorises the carrying out of licensable activities:
Supply of Alcohol Monday - 08:00 to 23:00 Tuesday - 08:00 to 23:00 Wednesday - 08:00 to 23:00 Thursday - 08:00 to 23:00 Friday - 08:00 to 23:00 Saturday - 08:00 to 23:00 Sunday - 10:00 to 22:30 <u>Non-standard timings for the supply of alcohol.</u> Good Friday – 08:00 to 22:30 Christmas Day - 12:00 to 15:00 and 19:00 to 22:30

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

Part 2

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

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

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

3479536

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

Mr Kimberley John Slater

██████████
██████████
██████████
██████████
██████████

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

██████████
██████████

Annex 1 – Mandatory conditions

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

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

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

1.3.

1. The premises licence holder or club premises certificate holder must ensure that an age verification policy is adopted in respect of the premises in relation to the sale or supply of alcohol.
2. The designated premises supervisor in relation to the premises licence must ensure that the supply of alcohol at the premises is carried on in accordance with the age verification policy.
3. The policy must require individuals who appear to the responsible person to be under 18 years of age (or such older age as may be specified in the policy) to produce on request, before being served alcohol, identification bearing their photograph, date of birth and either -
 - (a) a holographic mark, or
 - (b) an ultraviolet feature.

The Licensing Act 2003 (Mandatory Conditions) Order 2014

1.4.

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

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

Where –

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

- (ii) the designated premises supervisor (if any) in respect of such a licence, or
 - (iii) the personal licence holder who makes or authorises a supply of alcohol under such a licence;
 - (d) “relevant person” means, in relation to premises in respect of which there is in force a club premises certificate, any member or officer of the club present on the premises in a capacity which enables the member or officer to prevent the supply in question; and
 - (e) “value added tax” means value added tax charged in accordance with the Value Added Tax Act 1994.
3. Where the permitted price given by Paragraph (b) of paragraph 2 would (apart from this paragraph) not be a whole number of pennies, the price given by that sub-paragraph shall be taken to be the price actually given by that sub-paragraph rounded up to the nearest penny.
4. (1) Sub-paragraph (2) applies where the permitted price given by Paragraph (b) of paragraph 2 on a day (“the first day”) would be different from the permitted price on the next day (“the second day”) as a result of a change to the rate of duty or value added tax.
- (2) The permitted price which would apply on the first day applies to sales or supplies of alcohol which take place before the expiry of the period of 14 days beginning on the second day.

Mandatory Conditions – (Embedded Restrictions) – Attached as part of Conversion Application under Transitional Grandfather Rights Off Licences

- 1.5. Alcohol shall not be sold in an open container or be consumed in the licensed premises.
- 1.6. The abovementioned restrictions on the times permitted to sell alcohol do not prohibit the sale of alcohol to a trader or club for the purposes of the trade or club.
- 1.7. The abovementioned restrictions on the times permitted to sell alcohol do not prohibit the ordering of alcohol to be consumed off the premises, or the despatch by the vendor of the alcohol so ordered.
- 1.8. The abovementioned restrictions on the times permitted to sell alcohol do not prohibit the sale or supply of alcohol to any canteen or mess, being a canteen in which the sale or supply of alcohol is carried out under the authority of the Secretary of State or an authorised mess of members of Her Majesty’s naval, military or air forces.
- 1.9. The licensee shall have regard and comply with any relevant provisions of the following enactments during any licensable activities taking place on the premises: -
 - 1.9.1 Children and Young Persons Act 1933

Annex 2 – Conditions consistent with the operating schedule

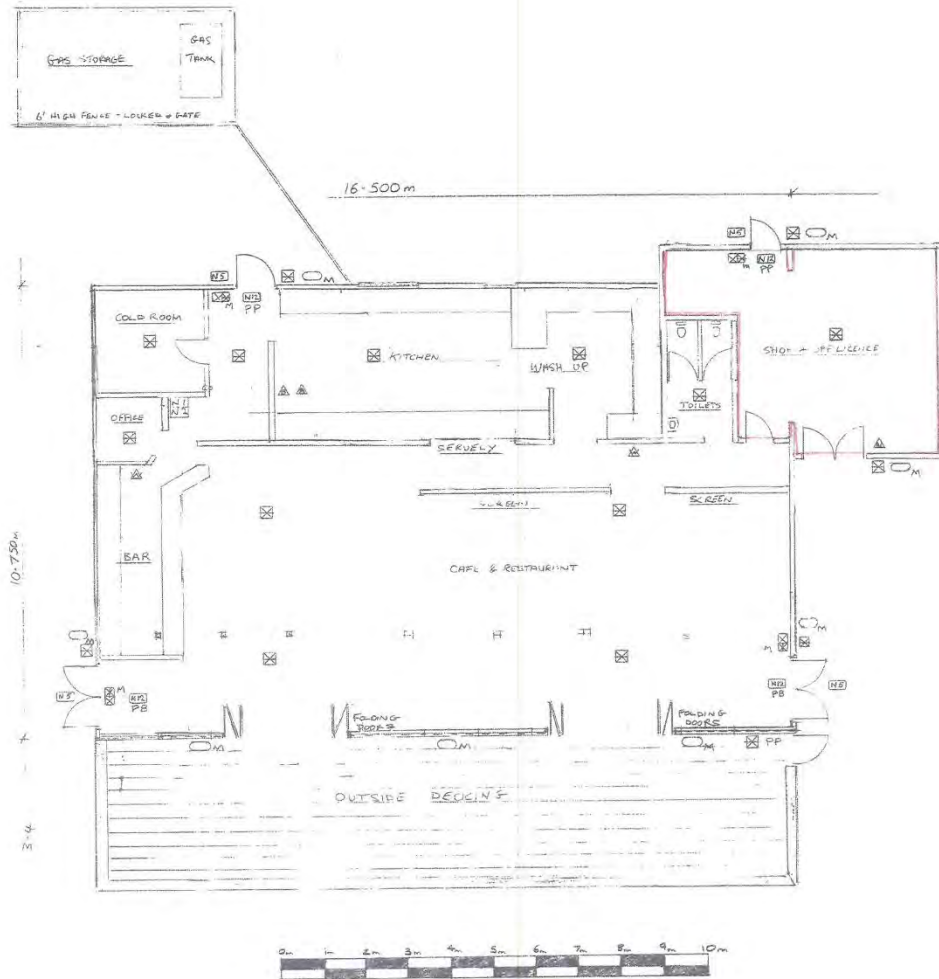
N/A

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

N/A

Annex 4 – Plans

This licence is issued in accordance with the plan M084904, dated 24 November 2005, as attached.



BOURNEMOUTH BOROUGH COUNCIL
LICENSING SECTION
24 NOV 2005
APPROVED
REF. No. M 084904



Premises Licence Part B

Premises licence number: BH084904

Postal address of premises, or if none, ordnance survey map reference or description:	
Mudford Beach Off Licence, Mudford Beach Sandbank	
Post town: Bournemouth	Post Code: BH6 4EW
Telephone number: 01202 423474	

Licensable activities authorised by the licence:
Supply of Alcohol

The times the licence authorises the carrying out of licensable activities:
Supply of Alcohol: Monday to Saturday - 08:00 to 23:00, Sunday - 10:00 to 22:30
<u>Non-standard timings for the supply of alcohol</u>
Good Friday – 08:00 to 22:30
Christmas Day - 12:00 to 15:00 and 19:00 to 22:30

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

Name, (registered) address, telephone number and email (where relevant) of holder of premises licence:
Macemade Ltd, Midland House, 2 Poole Road, Bournemouth, BH2 5QY Email: info@boathouse.co.uk

Registered number of holder, for example company number, charity number (where applicable):
3479536

Name of designated premises supervisor where the premises licence authorises the supply of alcohol:
Mr Kimberley John Slater

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



Issued: 24 November 2005
Revised: 22 April 2020 [Update Details]

Mrs Nananka Randle
Licensing Manager

APPLICATION FOR REVIEW OF A PREMISES LICENCE

THE BEACH HOUSE MUDEFORD, SANDBANK, CHRISTCHURCH BH6 4EW

WITNESS STATEMENT OF RICHARD JAMES SLATER

My name is Richard James Slater. I was born on [REDACTED] 1980. I have a master's degree in forensic science, and from 2012 to 2016 I was a director of Belle Pub Company Limited. For the last 27 years I have worked in the license trade. I am no relation to Kim Slater, but have worked for him on and off for 25 years at various sites. I have been a personal licence holder since 2004 and between 2012-2015 I was Designated Premises Supervisor of The Marches, Ludlow.

The Beach House operates throughout the year, albeit with a much reduced clientele in the winter, when we're at the whim of the weather, and we close before sunset each day. There are no beach hut residents through the winter and ferry operations are reduced, so we mainly cater for dog walkers and joggers.

Events at the Beach house

We sell more Coffee and Sausage Rolls through winter than anything else, with no "events" apart from possibly something around Christmas if the weather permits – such as a solo guitarist on the afternoon of Christmas Eve. No Christmas event has been booked for this year, pending a determination of this review.

In the summer months we have live singers performing most Saturday afternoons, between 1-4 pm. The summer schedule this year ran from 5 July to 23 August. We also schedule similar events on bank holiday Mondays. As an example of this kind of event, I produce a video of the performer on 26 May 2005 (taken at around 2:00) as exhibit **RJS/1**. I also produce as exhibit **RJS/2** a 'walk around' of the Beach House recorded on 6 September.

There is also recorded music 'hosted' by a DJ every Sunday, again between 1-4 pm. This is not loud music, and although I know some hut owners do not like it, others do, and I find it hard to believe it causes what can be fairly called a public nuisance.

In the past year we have held three "seafood nights": 31 July, 14 August and 4 September. These are Thursday evening events and cease at 11:00. I produce as exhibit **RJS/3** an album of 3 photographs, to give an idea of these seafood occasions. The first two nights were accompanied by background music, and there were live singers for the 4 September 'end of season' seafood night.

I ran the first Rum n' Reggae party on 8th June 2019 as our 'start of season' party. The event was run smoothly, it was well managed, and there were no incidents. It finished at 7pm. There were complaints from some of the closest hut owners to the effect that we were not licensed to provide music. I explained to them that we were permitted to have live and recorded music until 11:00 pm, and that the Rum n' Reggae party was scheduled to end at 7 pm. I am unaware of any substantiated noise complaints to the council about this event. It was a one off party that, indeed, finished at 7pm.

It is traditional to have two events each year (weather permitting), to mark the start of the summer season and the end of it. They are afternoon events, and very popular. This year, the 'start of the season' event was a Rum 'n Reggae party on 1 June, at which there was recorded music hosted by a DJ. It ended at 7:00 pm. The 'end of season' event had to be cancelled this year due to adverse weather.

The only other event that needs to be addressed is the party held on 22 August this year. It was a 40th birthday party for one of the hut owners, Jim Cregan. He has provided me with the details of this event in an email dated 21 October. He writes –

My name is Jim Cregan, I'm a hut resident and have been for 9 years at number 143.

We have lived at the hut for 4 months this year with our 3 children. We have used the beach house as a pit stop for pizza and drinks numerous times this year, using the benches as a wonderful place to unwind and take in the views.

It was my wife's 40th birthday this summer and we celebrated this occasion at the beach house with many other hut owners and members of the public. We played music until 11pm and enjoyed the food and drinks offering that the beach house had to offer. The staff were incredible and made us aware that we needed to turn music off and leave respectfully by 11pm.

An occasion like this was a real treat for us and other hut owners and we would love to think we might be able to do it again in another decade.

All the very best,

Jim Cregan

I produce Jim Cregan's email as exhibit **RJS/4**

Planning

As Operations Manager for the company, I have overseen the planning process for the company, liaising with council officers, planning advisors, and architects (both council contracted architects and our own) to obtain three planning permissions for the site to enable its reconstruction. I have also liaised directly with Darren Pidwell and Claire Bath, Chair and Vice-Chair of the MSBHC throughout this process.

After the fire in 2018, I was responsible for liaising with the Council to ensure that the demolition and clearance of the site was carried out, and I took charge of the setting up and initiation of the Beach House temporary site in 2019. As part of the planning process, I ran a public consultation to gauge the reaction to the new design. The response was overwhelmingly positive, from beach hut owners and the wider population.

When the temporary site opened in 2019, I oversaw operations there until September 2021, when my day to day responsibility was transferred to the set up and operation of our sister premises on SOBO beach. I remained responsible, however, for the various planning applications in respect of The Beach House. These are detailed in Kim Slater's witness statement.

Since 2022 I have been responsible for the set up and operation of our premises on SOBO Beach. These premises also utilise shipping containers and are, similarly, to that extent 'open air'. With our experience of the temporary operation at the Beach House we were able to secure the tender for this site over the competition, and have worked closely with council officers, including seafront, EHO, and planning to obtain an appropriate planning consent.

Our planning application for SOBO beach received 35 objections and support from 1300 local people. Planning permission was granted on 24 December 2014ⁱ with a condition requiring an appropriate Noise Management Plan.

Condition 7 - The noise and sound management plan submitted with the application prepared by Noise Assessment Ltd and dated 2/9/24 shall be adopted and operated in full at all times when the use hereby approved is in operation. Reason: In order to protect the environmental amenities of the immediate locality and in accordance with Policies CS38 and CS41 of the Bournemouth Local Plan: Core Strategy (October 2012).

The recent grant of planning permission for the permanent structure of the Beach House (P/25/01461/FUL) has a similarly worded condition. As at the

date of this statement, the written decision has not been published. I hope to have a copy before the review hearing on 12 November.

Signed

Dated

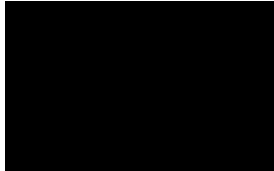


EXHIBIT RJS/3

Seafood 1.jpg



Sefood 2.jpg



seafood 3.jpg



EXHIBIT RJS/4

From: Jim Cregan [REDACTED]

Sent: Tuesday, October 21, 2025 4:19:33 PM

To: Jeremy Carpenter [REDACTED]

Subject: Beach House party.

To whom it may concern,

My name is Jim Cregan, I'm a hut resident and have been for 9 years at number 143.

We have lived at the hut for 4 months this year with our 3 children. We have used the beach house as a pit stop for pizza and drinks numerous times this year, using the benches as a wonderful place to unwind and take in the views.

It was my wife's 40th birthday this summer and we celebrated this occasion at the beach house with many other hut owners and members of the public. We played music until 11pm and enjoyed the food and drinks offering that the beach house had to offer. The staff were incredible and made us aware that we needed to turn music off and leave respectfully by 11pm.

An occasion like this was a real treat for us and other hut owners and we would love to think we might be able to do it again in another decade.

All the very best,

Jim Cregan

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