

Notice of Licensing Sub-Committee

Date: Tuesday, 15 September 2026 at 10.00 am

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



Membership:

Cllr A Chapmanlaw

Cllr A Keddie

Cllr L Williams

Reserves:

Cllr S Bartlett, (R1)

Cllr G Farquhar, (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=6915>

If you would like any further information on the items to be considered at the meeting please contact: Christiane Tan christiane.tan@bcpCouncil.gov.uk 01202 128892 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

7 September 2026

**DEBATE
NOT HATE**



Available online and
on the Mod.gov app

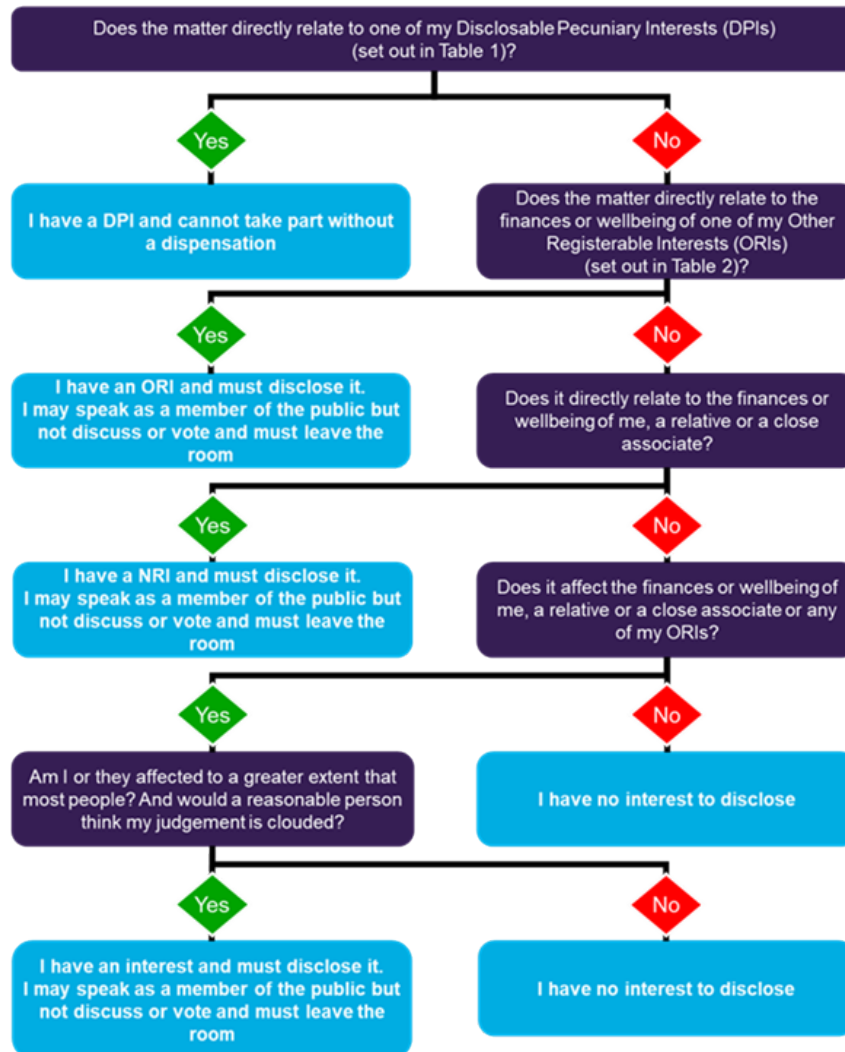


Maintaining and promoting high standards of conduct

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
The protocol for public speaking at Licensing Sub Committee hearings is included with the agenda sheet for noting. | 5 - 10 |
| 5. Christchurch Harbour Kitchen, Christchurch Quay, Quay Road, Christchurch
Christchurch Harbour Kitchen Limited has submitted an application for a premises licence in respect of premises located at Christchurch Quay.
The application seeks authorisation for the sale of alcohol for consumption both on and off the premises between 11:00 and 22:30, seven days a week.

Five representations have been received from other persons. The representations raise concerns that granting the application may undermine the licensing objectives of the prevention of crime and disorder, public safety, the prevention of public nuisance, and the protection of children from harm. | 11 - 66 |
| 6. Magna Carta, 4-6 Bournemouth Road, Poole, BH14 0ES
Mr Berkcan Altun has submitted an application for a premises licence in respect of premises at 4-6 Bournemouth Road, Poole.
The application seeks authorisation for the playing of Live Music on Sunday - 14:00 to 18:00, the playing of Recorded Music from Sunday to Thursday - 10:00 to 00:00 and Friday and Saturday - 10:00 to 03:00 and the Supply of Alcohol from Sunday to Thursday - 10:00 to 23:30 and Friday and Saturday - 10:00 to 02:30.

The Licensing Authority received one representation from Environmental Health on the grounds of Public Nuisance and nineteen representations from other persons on the grounds that granting the application may undermine the licensing objectives of the prevention of crime and disorder, public safety, the prevention of public nuisance, and the protection of | 67 - 132 |

children from harm.

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

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

This page is intentionally left blank

LICENSING SUB-COMMITTEE



Report subject	Christchurch Harbour Kitchen, Christchurch Quay, Quay Road, Christchurch
Meeting date	15 September 2026
Status	Public Report
Executive summary	Christchurch Harbour Kitchen Limited has submitted an application for a premises licence in respect of premises located at Christchurch Quay. The application seeks authorisation for the sale of alcohol for consumption both on and off the premises between 11:00 and 22:30, seven days a week. Five representations have been received from other persons. The representations raise concerns that granting the application may undermine the licensing objectives of the prevention of crime and disorder, public safety, the prevention of public nuisance, and the protection of children from harm.
Recommendations	It is RECOMMENDED that: Members consider the proposed application and either a) Grant the application for a premises licence as made; or b) Refuse the application for a premises licence; or c) Grant the premises licence subject to additional conditions. Members of the Licensing Sub-Committee are asked to make a decision at the end of the hearing after all relevant parties have been given the opportunity to speak. Members must give full reasons for their decision.
Reason for recommendations	The licensing authority has received five representations from other persons on the grounds that to grant the application will undermine the prevention of crime and disorder, public safety, the prevention of public nuisance and the protection of children from harm licensing objectives. The Licensing Authority may only consider aspects relevant to the application that have been raised in representation. Where representations have been received in relation to an

	application by a responsible authority or any other person, and the concerns have not been resolved through mediation between all parties, the Scheme of Delegation set out in the Council's Constitution states that these applications should be dealt with by the Licensing Sub-Committee.
--	--

Portfolio Holder(s):	Cllr Kieron Wilson – Portfolio Holder for Housing, and Regulatory Services.
Corporate Director	Laura Ambler - Corporate Director of Wellbeing
Report Authors	Tania Jardim – Licensing Officer
Wards	Christchurch Town;
Classification	For Decision

Background

1. An application for a new premises licence under Section 17 of the Licensing Act 2003 was submitted on 14 July 2026.
2. The application seeks permission for the supply of alcohol for on and off sales from 11:00 to 22:30 Monday to Sunday. A copy of the application including layout plan is attached at Appendix 1.
3. The premises are described by the applicant as a *"bespoke-designed floating restaurant engineered and constructed to accommodate a kitchen and dining area."* Whilst not a permanent structure, the applicant proposes to moor the vessel at the same designated location on Christchurch Quay on a daily basis. The proposed location is identified on the site plan attached at Appendix 2.
4. The applicant previously submitted an application for a premises licence at a different location, namely Mudeford Beach, in 2025. That application was subsequently refused. Further information relating to that application can be found at [Welcome to BCP Council | BCP](#).

Consultation

5. The application was served on all responsible authorities, and the applicant has confirmed that statutory notices were displayed on site and published in the local newspaper.
6. The application attracted five representation from other persons on the grounds that granting the licence would undermine the four licensing objectives. The key concerns highlighted in the representations include risks to customers entering and leaving the premises especially if under the influence of alcohol, the risks posed by the floating vessel's access and structure and inadequate waste and toilet arrangements. A copy of this representation is attached at Appendix 3.
7. The representations also raised concerns outside the scope of the Licensing Act 2003, such as the lack of landowner and mooring consent, and potential conflicts with existing event licences and exclusive use rights.
8. It must be noted that the lack of permission to operate on the river is not, in itself, a matter regulated by the Licensing Act 2003 nor does it fall under one of the licensing objectives. The application relates solely to the provision of licensable activities, in

this case the sale of alcohol. Even if the application were refused, this would not prevent the applicant from operating the premises as a restaurant.

9. No other representations were received.

Options Appraisal

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

- 5 representations made against the application.
- The relevant licensing objectives, namely the prevention of crime and disorder, prevention of public nuisance, public safety and protection of children from harm.
- The Licensing Act 2003 and appropriate Regulations.
- Statutory Revised Guidance issued under Section 182 of the Licensing Act 2003 (February 2026).

Summary of financial implications

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

Summary of legal implications

12. If Members decide to refuse the application or attach conditions to the licence which the applicant, or the responsible authority who made a representation do not agree to, the applicant or such responsible authority may appeal to the Magistrates' Court within a period of 21 days beginning with the day that the applicant is notified, in writing, of the decision.

Summary of human resources implications

13. There are no human resource implications.

Summary of sustainability impact

14. There are no sustainability impacts.

Summary of public health implications

15. There are no health implications.

Summary of equality implications

16. There are no equality implications.

Summary of risk assessment

17. There are no risk assessment implications.

Background papers

BCP Council – Statement of Licensing Policy

[Statement-of-licensing-policy.pdf](#)

Hearing Regulations

[The Licensing Act 2003 \(Hearings\) Regulations 2005](#)

Revised Guidance issued under Section 182 of the Licensing Act 2003 (February 2026)

[Revised Guidance issued under section 182 of the Licensing Act 2003](#)

Appendices

- 1 – Copy Application
- 2 – Copy Location Plan
- 3 – Representations from Other Persons.

This page is intentionally left blank

Application for a premises licence to be granted under the Licensing Act 2003

PLEASE READ THE FOLLOWING INSTRUCTIONS FIRST

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

You may wish to keep a copy of the completed form for your records.

I/We Christchurch Harbour Kitchen Ltd

(Insert name(s) of applicant)

apply for a premises licence under section 17 of the Licensing Act 2003 for the premises described in Part 1 below (the premises) and I/we are making this application to you as the relevant licensing authority in accordance with section 12 of the Licensing Act 2003

Part 1 – Premises details

Postal address of premises or, if none, ordnance survey map reference or description (what3words) dared,since,blocks Christchurch Quay			
Post town		Postcode	

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

Part 2 – Applicant details

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

- | | | |
|--|-------------------------------------|-----------------------------|
| a) an individual or individuals * | ☐ | please complete section (A) |
| b) a person other than an individual * | | |
| i as a limited company/limited liability partnership | ☒ | please complete section (B) |
| ii as a partnership (other than limited liability) | ☐ | please complete section (B) |
| iii as an unincorporated association or | ☐ | please complete section (B) |
| iv other (for example a statutory corporation) | ☐ | please complete section (B) |
| c) a recognised club | ☐ | please complete section (B) |
| d) a charity | ☐ | please complete section (B) |

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

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

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

I am making the application pursuant to a

statutory function or ☐

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

(A) INDIVIDUAL APPLICANTS (fill in as applicable)

Mr ☐	Mrs ☐	Miss ☐	Ms ☐	Other Title (for example, Rev)	
Surname			First names		
Date of birth			I am 18 years old or over ☐ Please tick yes		
Nationality					
Current residential address if different from premises address					
Post town				Postcode	
Daytime contact telephone number					
E-mail address (optional)					
Where applicable (if demonstrating a right to work via the Home Office online right to work checking service), the 9-digit 'share code' provided to the applicant by that service (please see note 15 for information)					

SECOND INDIVIDUAL APPLICANT (if applicable)

Mr ☐	Mrs ☐	Miss ☐	Ms ☐	Other Title (for example, Rev)	
Surname			First names		
Date of birth		I am 18 years old or over ☐		Please tick yes	
Nationality					
Where applicable (if demonstrating a right to work via the Home Office online right to work checking service), the 9-digit 'share code' provided to the applicant by that service: (please see note 15 for information)					
Current residential address if different from premises address					
Post town				Postcode	
Daytime contact telephone number					
E-mail address (optional)					

(B) OTHER APPLICANTS

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

Name	Christchurch Harbour Kitchen Ltd
Address	4 Grand Cinema Buildings, Poole Road, Bournemouth, Dorset, BH4 9DW
Registered number (where applicable)	16259213
Description of applicant (for example, partnership, company, unincorporated association etc.)	Limited Company

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

Part 3 Operating Schedule

When do you want the premises licence to start?

DD		MM		YYYY			
1	1	0	8	2	0	2	6

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

DD		MM		YYYY			

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

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

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

n/a

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

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

Provision of regulated entertainment (please read guidance note 2)

Please tick all that apply

- a) plays (if ticking yes, fill in box A) ☐
- b) films (if ticking yes, fill in box B) ☐
- c) indoor sporting events (if ticking yes, fill in box C) ☐
- d) boxing or wrestling entertainment (if ticking yes, fill in box D) ☐
- e) live music (if ticking yes, fill in box E) ☐
- f) recorded music (if ticking yes, fill in box F) ☐
- g) performances of dance (if ticking yes, fill in box G) ☐
- h) anything of a similar description to that falling within (e), (f) or (g) (if ticking yes, fill in box H) ☐

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

☐

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

☒

In all cases complete boxes K, L and M

A

Plays Standard days and timings (please read guidance note 7)			Will the performance of a play take place indoors or outdoors or both – please tick (please read guidance note 3)		Indoors	☐
					Outdoors	☐
Day	Start	Finish			Both	☐
Mon			Please give further details here (please read guidance note 4)			
Tue						
Wed			State any seasonal variations for performing plays (please read guidance note 5)			
Thur						
Fri			Non standard timings. Where you intend to use the premises for the performance of plays at different times to those listed in the column on the left, please list (please read guidance note 6)			
Sat						
Sun						

B

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

C

Indoor sporting events Standard days and timings (please read guidance note 7)			<u>Please give further details</u> (please read guidance note 4)
Day	Start	Finish	
Mon			
Tue			<u>State any seasonal variations for indoor sporting events</u> (please read guidance note 5)
Wed			
Thur			<u>Non standard timings. Where you intend to use the premises for indoor sporting events at different times to those listed in the column on the left, please list</u> (please read guidance note 6)
Fri			
Sat			
Sun			

D

Boxing or wrestling entertainments Standard days and timings (please read guidance note 7)			<u>Will the boxing or wrestling entertainment take place indoors or outdoors or both – please tick</u> (please read guidance note 3)	Indoors	☐
				Outdoors	☐
				Both	☐
Day	Start	Finish	<u>Please give further details here</u> (please read guidance note 4)		
Mon					
Tue					
Wed			<u>State any seasonal variations for boxing or wrestling entertainment</u> (please read guidance note 5)		
Thur					
Fri					
Sat			<u>Non standard timings. Where you intend to use the premises for boxing or wrestling entertainment at different times to those listed in the column on the left, please list</u> (please read guidance note 6)		
Sun					

E

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

F

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

G

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

H

Anything of a similar description to that falling within (e), (f) or (g) Standard days and timings (please read guidance note 7)			Please give a description of the type of entertainment you will be providing		
Day	Start	Finish	<u>Will this entertainment take place indoors or outdoors or both – please tick</u> (please read guidance note 3)	Indoors	☐
Mon				Outdoors	☐
				Both	☐
Tue			<u>Please give further details here</u> (please read guidance note 4)		
Wed					
Thur			<u>State any seasonal variations for entertainment of a similar description to that falling within (e), (f) or (g)</u> (please read guidance note 5)		
Fri					
Sat			<u>Non standard timings. Where you intend to use the premises for the entertainment of a similar description to that falling within (e), (f) or (g) at different times to those listed in the column on the left, please list</u> (please read guidance note 6)		
Sun					

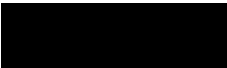
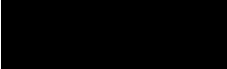
I

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

J

Supply of alcohol Standard days and timings (please read guidance note 7)			<u>Will the supply of alcohol be for consumption – please tick</u> (please read guidance note 8)	On the premises	☐
				Off the premises	☐
				Both	☒
Day	Start	Finish	<u>State any seasonal variations for the supply of alcohol</u> (please read guidance note 5)		
Mon	11.00	22.30			
Tue	11.00	22.30			
Wed	11.00	22.30			
Thur	11.00	22.30	<u>Non standard timings. Where you intend to use the premises for the supply of alcohol at different times to those listed in the column on the left, please list</u> (please read guidance note 6)		
Fri	11.00	22.30			
Sat	11.00	22.30			
Sun	11.00	22.30			

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

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

K

Please highlight any adult entertainment or services, activities, other entertainment or matters ancillary to the use of the premises that may give rise to concern in respect of children (please read guidance note 9).

N/A

Suitable for all the family

L

Hours premises are open to the public Standard days and timings (please read guidance note 7)			State any seasonal variations (please read guidance note 5)
Day	Start	Finish	Non standard timings. Where you intend the premises to be open to the public at different times from those listed in the column on the left, please list (please read guidance note 6)
Mon	08.00	23.00	
Tue	08.00	23.00	
Wed	08.00	23.00	
Thur	08.00	23.00	
Fri	08.00	23.00	
Sat	08.00	23.00	
Sun	08.00	23.00	

M

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

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

Training staff in responsible alcohol service and conflict resolution.

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

Ensuring clear policies are in place and regularly updated.

b) The prevention of crime and disorder

Implementing ID checks to prevent underage sales.

Refusing service to intoxicated or disorderly individuals.

Criminal nature will be reported to the police

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

Provide good quality images with dates and times

Have signage displayed in customers area to advise CCTV in operation

c) Public safety

Ensuring first aid kits are available on-site.

Conducting regular risk assessments and safety checks.

Fire extinguishers, fire blanket, Fire exit signs

Preventing overcrowding by managing capacity limits effectively.

Railings, anti slip flooring, signage for wet floor

d) The prevention of public nuisance

Controlling noise levels

Managing outdoor seating.

Ensuring waste disposal procedures keep the area clean.

e) The protection of children from harm

Implementing age restrictions for alcohol sales.

Training staff to challenge underage sales and recognize safeguarding concerns.

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

All staff will be trained for underage sales prevention regularly

Checklist:**Please tick to indicate agreement**

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

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

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

Part 4 – Signatures (please read guidance note 11)

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

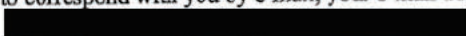
Declaration	• [Applicable to individual applicants only, including those in a partnership which is not a limited liability partnership] I understand I am not entitled to be issued with a licence if I do not have the entitlement to live and work in the UK (or if I am subject to a condition preventing me from doing work relating to the carrying on of a licensable activity) and that my licence will become invalid if I cease to be entitled to live and work in the UK (please read guidance note 15). • The DPS named in this application form is entitled to work in the UK (and is not subject to conditions preventing him or her from doing work relating to a licensable activity) and I have seen a copy of his or her
--------------------	---

	proof of entitlement to work, or have conducted an <i>online right to work</i> check using the Home Office online right to work checking service which confirmed their right to work (please see note 15)
Signature	
Date	10/7/26
Capacity	

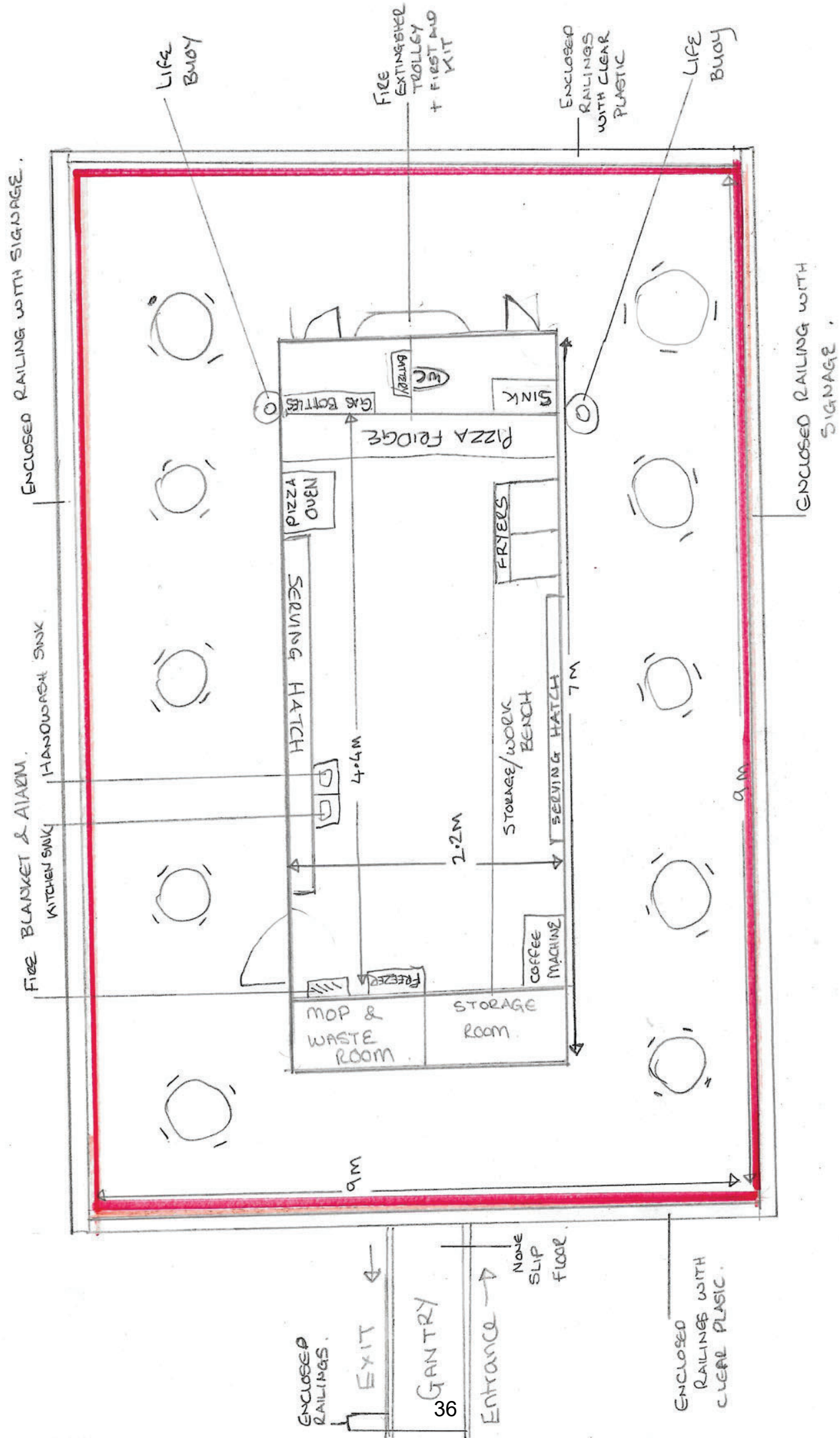
For joint applications, signature of 2nd applicant or 2nd applicant's solicitor or other authorised agent (please read guidance note 13). If signing on behalf of the applicant, please state in what capacity.

Signature	
Date	
Capacity	

Contact name (where not previously given) and postal address for correspondence associated with this application (please read guidance note 14)

Post town		Postcode	
Telephone number (if any)			
If you would prefer us to correspond with you by e-mail, your e-mail address (optional)			
			

PLAN OF CHRISTCHURCH HARBOUR KITCHEN LTD. 2026.

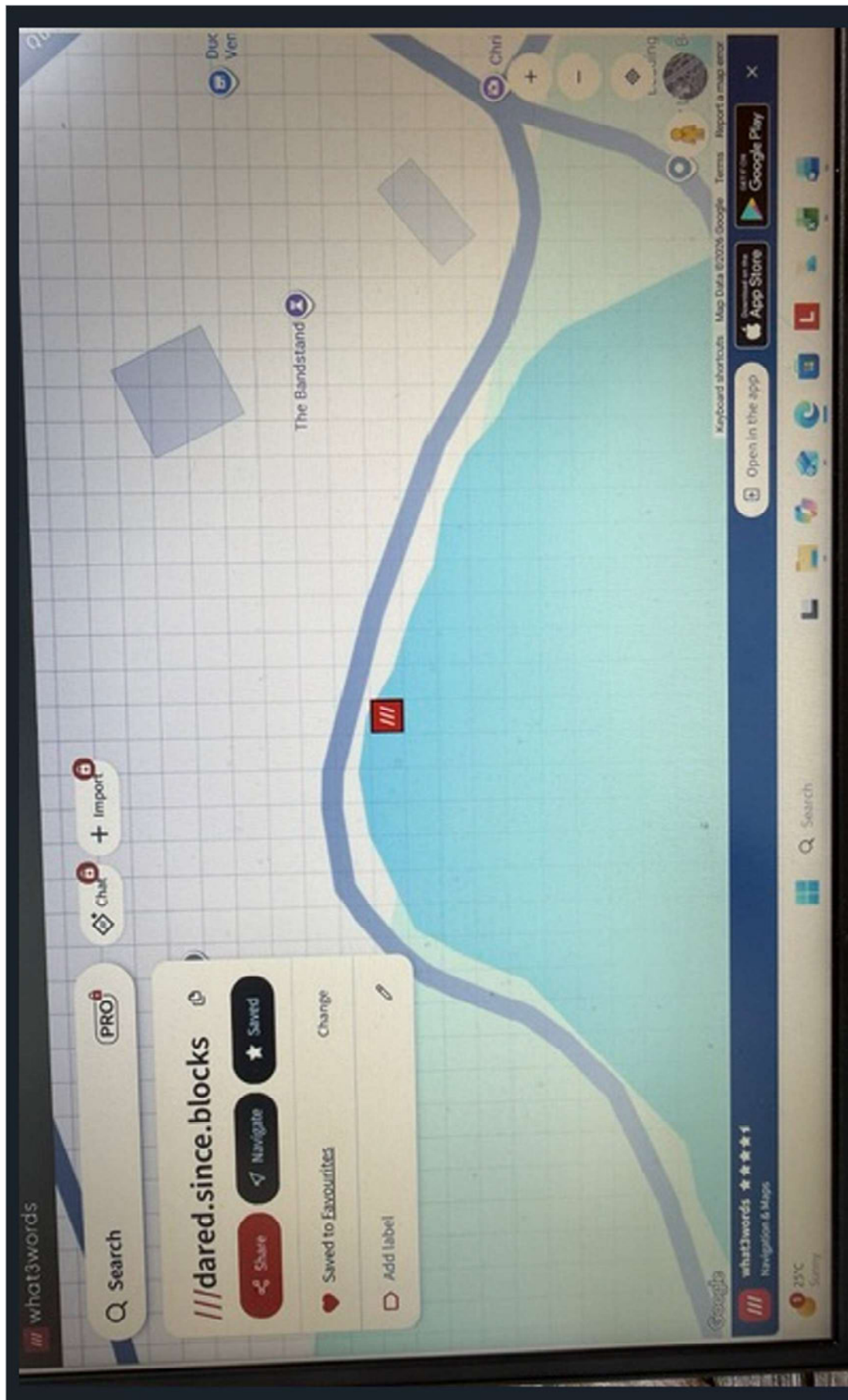


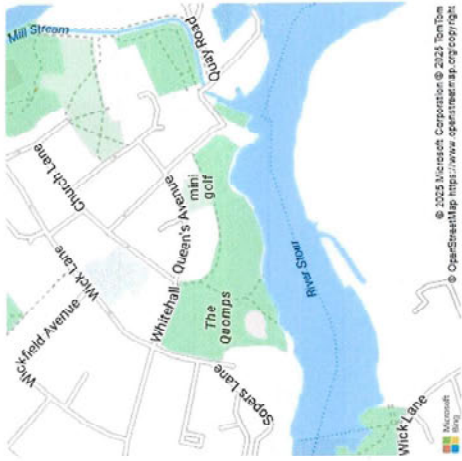
10 - TABLES + CHAIRS.

Details on the proposed layout

- (a) 9m x9m pontoon
- (b) 6m Gantry at the front of the premises with full handrails either side and enclosed railings
- (c) Please see detail (b)
- (d) Please see detail (b)
- (e) there are no fixed structures
- (f) No stage of raised area
- (g) there are no steps, stairs, elevators or lifts
- (h) Location of W/C is to the back of premises – size 1m x 1.3m see diagram
- (i) Fire extinguishers mixed foam and water are positioned on a trolley to rear of the vessel (fire safety) First aid box is hanging with fire extinguishers. Just inside kitchen on wall is fire blanket and fire alarm. As the craft will not be moving there are life buoys on both sides of the craft attached to the surrounding building.
- (j) The kitchen is at the centre of the craft which is 9m x 9m with the kitchen measuring 7m x 2.5m overall

This page is intentionally left blank





From: [REDACTED]
To: [Licensing.Com](#)
Subject: Christchurch Harbour Kitchen Licence Application - Reference M238639 - OBJECTION
Date: 30 July 2026 12:31:38

I wish to object to the granting of an alcohol licence to Christchurch Harbour Kitchen on the following grounds:

1. Public Safety – the venue is on the river and accessed from the riverside path via a narrow gang plank. The riverside path which they would exit onto has no railings and is not lit. There is a real danger that anyone leaving the premises under the influence of alcohol could inadvertently stagger over the edge of the path and fall in the river. As the path is not lit, they may not be seen. The river is so shallow along that part, the water would not form any cushion and they could seriously hurt themselves.
2. Prevention of Public Nuisance – The Quomps is a protected Public Pleasure Ground backed by private properties, there is a severe danger of excessive noise and anti-social behaviour by those leaving the premises late at night under the influence of alcohol.

I also understand that there are various covenants restricting the use of Christchurch Quay and Quomps going back many years some of which will impact upon this licence application.

It rust that is application will be turned down

I look forward to hearing from you.

Best wishes,

--

[REDACTED]

[REDACTED]

Bournemouth BH6 4JA

[REDACTED]

[REDACTED]

[REDACTED]

OBJECTION #2

From: [REDACTED]
To: [Licensing Com](#)
Subject: Christchurch Harbour Kitchen Reference: M238639
Date: 09 August 2026 16:07:44

I am writing to seek clarification regarding Harbour Kitchen and the licences and permissions currently in place for their operation on Christchurch Quay.

Could you please clarify how Harbour Kitchen is able to obtain or operate under the relevant licence if they do not currently appear to hold the necessary permission or licence to trade on Christchurch Quay in the first place?

My understanding is that permission to operate from the quay would need to be established before any associated licensing could be granted. I would therefore appreciate clarification on what permissions have been provided to Harbour Kitchen and on what basis they are currently permitted to trade from the quay.

I would also like to raise a concern regarding the proposed sale of alcohol from a floating vessel. I have concerns about the potential safety implications of alcohol being consumed on or around a floating boat, particularly in relation to passengers entering and leaving the vessel, the risk of people falling into the water, and the additional risks associated with people who may become intoxicated.

I would therefore be grateful if the relevant safety considerations, risk assessments and permissions relating to the sale of alcohol from the vessel could also be clarified.

I would appreciate confirmation of the current position and details of any relevant permissions, licences and safety measures that are in place.

Kind regards,

[REDACTED]

Sent from my iPhone

FORMAL REPRESENTATION AGAINST PREMISES LICENCE APPLICATION

Premises: Harbour Kitchen, Christchurch Quay / The Quomps, Christchurch

Application: Application for a Premises Licence

Licensing Authority: Bournemouth, Christchurch and Poole Council

Representation under the Licensing Act 2003

I wish to make a formal representation against the application for a premises licence for Harbour Kitchen.

My representation is made on the grounds that granting the licence would undermine two of the licensing objectives under the Licensing Act 2003:

1. **Public safety**
2. **The prevention of public nuisance**

I recognise that Harbour Kitchen is an innovative commercial; my objection is not to the principle of a commercial business operating in Christchurch Harbour. It concerns whether this particular premises, in its present location and configuration, can safely and lawfully operate under a premises licence and without causing conflict with existing authorised uses of the Quomps.

1. PUBLIC SAFETY

The proposed premises is an unusual floating structure situated on the River Stour and accessed from the Quomps by a walkway. The circumstances give rise to a number of specific public-safety concerns.

1.1 Connection between the pontoon and the harbour wall

The pontoon does not appear to be physically connected to the harbour wall - the gap, relative to the wall, is likely to change as a result of tide, wind or loading.

This creates a potential entrapment hazard between the pontoon and the wall, and is a particular concern for the feet or limbs of customers or members of the public.

The Licensing Authority should therefore require evidence that the arrangement has been professionally assessed and appropriate measures are in place to prevent entrapment.

If the gap between the walkway and the wall is covered or bridged sufficiently to prevent entrapment, then the Licensing authority should resolve the question raised in **Legal**

Status 2.2

1.2 Single point of ingress and egress

The premises appears to have a single means of access and egress via the walkway from the Quomps.

The Licensing Authority should be satisfied that this provides an adequate means of escape for the maximum number of people who may occupy the premises, including in circumstances involving:

- fire;
- loss of lighting or power;
- a medical emergency;
- severe weather;
- movement of the pontoon;
- partial flooding or loss of buoyancy;
- an incident involving the access walkway; or
- a person falling into the water.

1.3 Stability of the pontoon

There appears to be insufficient information available concerning the stability of the pontoon for the proposed commercial operation.

The Licensing Authority should establish whether the structure has been professionally assessed for the proposed use, including its stability at maximum foreseeable loading and under uneven or concentrated loading if customers congregate in one area.

The Licensing Authority should also establish that the structural integrity is fit for the purpose when, between high water and low water, part of the pontoon is floating and part is aground.

1.4 Buoyancy and maximum occupancy

The Licensing Authority should require evidence that the buoyancy of the structure has been assessed against the maximum number of persons and the total operational loading.

1.5 Specialist assessment

These issues should not be regarded simply as matters capable of being dealt with through ordinary premises-licence conditions.

The Licensing Authority should obtain appropriate evidence from competent maritime, structural and safety authorities confirming that the structure is suitable for the proposed use and occupancy.

In particular, I ask the Licensing Authority to establish:

- the maximum safe occupancy;
- the certified buoyancy capacity;
- the stability characteristics under maximum and uneven loading;
- the structural integrity of the pontoon;
- the consequences of partial loss of buoyancy;
- the adequacy of the sole access and escape route; and
- the measures in place to prevent entrapment between the floating and fixed structures.

Until these matters have been satisfactorily addressed, I do not believe that the Licensing Authority can be satisfied that the proposed operation adequately promotes the public-safety licensing objective.

2. PREVENTION OF PUBLIC NUISANCE

2.1 Landlord consent

There appears to be unresolved uncertainty regarding the applicant's legal right to occupy and operate the premises at its current location.

I recognise that the Licensing Act process is not intended to determine property rights. However, this issue is relevant to the licensing application insofar as continued operation without the necessary permissions has the potential to create continuing disputes, enforcement action, disruption and nuisance affecting other authorised users of the Quomps.

The Licensing Authority should therefore establish whether the applicant has the necessary authority to operate the proposed licensed premises at this location.

If landlord and/or Licensor consent has not been granted the Licensing Authority should establish whether the applicant has the necessary insurance cover.

2.2 Status of the pontoon and connection to the Quomps

There is also an unresolved issue concerning the legal status of the pontoon and whether it should be regarded as being connected to the Quomps.

The only apparent means of access to the pontoon is via the walkway from the Quomps.

If the pontoon is legally regarded as being connected to or forming part of the Quomps for the purposes of the relevant land or licensing arrangements, questions arise as to whether the necessary licence or permission for its commercial use has been obtained from the relevant authority, licensor or landowner.

I do not ask the Licensing Sub-Committee to determine questions of property law. However, the existence of unresolved legal and permission issues is directly relevant to the potential for continuing conflict and public nuisance.

3. WASTEWATER DISCHARGE

There are concerns regarding the discharge of wastewater into the River Stour in the vicinity of the premises.

If wastewater is discharged directly into the river, it has the potential to create environmental, odour and amenity impacts, and is therefore relevant to the prevention of public nuisance licensing objective.

The Licensing Authority should establish precisely how wastewater generated by the commercial operation is collected, stored and disposed of, and whether all necessary environmental permissions and consents are in place for the discharge of waste water into the river and harbour.

Blackwater: The Licensing Authority should establish what arrangements are in place after the public toilets are closed at night.

4. CONFLICT WITH EXISTING LICENSED ACTIVITIES AND EXCLUSIVE LICENCES

This is potentially a fundamental issue with the proposed premises licence.

The Quomps is used for established events including the Christchurch Food Festival, Stompin' on the Quomps and Christchurch Carnival.

I understand that licences or permissions relating to some of these events provide the event organiser with **exclusive use of the relevant area for the duration of the event**.

If an existing licence grants exclusive use of premises or an area, and does not expressly permit sub-licensing, concurrent occupation or other third-party licensable activities, there is a potential legal incompatibility between that existing licence and the proposed Harbour Kitchen premises licence.

This is not simply an operational matter concerning two businesses potentially getting in each other's way.

It raises the more fundamental question of whether the Licensing Authority can lawfully grant a premises licence which authorises licensable activities in an area that has already been granted exclusively to another licensee for specified periods.

The Licensing Authority should therefore establish, before determining this application:

1. the precise area covered by each existing exclusive licence;
2. the periods during which exclusive use is granted;
3. whether those licences permit sub-licensing or concurrent licensable activities;
4. whether the Harbour Kitchen premises falls within the area covered by those licences; and
5. whether granting the proposed premises licence would conflict with rights already granted to another licensee.

If an existing licence grants exclusive use and does not permit sub-licensing or concurrent occupation, I submit that the Licensing Authority should not grant a further premises licence which purports to authorise licensable activities during the period of that exclusive licence.

The applicant should therefore be required to demonstrate that the proposed premises licence is legally compatible with all existing licences and permissions relating to the Quomps.

This issue should be resolved **before** a premises licence is granted, rather than leaving competing licensees to resolve the conflict after potentially incompatible licences have been issued.

5. CONFLICT WITH AUTHORISED MOORINGS

There is also potential for the operation of the premises to conflict with existing authorised moorings and other legitimate users of the water.

A permanent or semi-permanent floating commercial structure should not interfere with authorised navigation, mooring rights or the reasonable use of the harbour by other users.

The applicant should demonstrate how such conflicts will be prevented and how the operation will coexist with existing authorised moorings.

6. CONCLUSION

I support entrepreneurial businesses and appropriate commercial use of Christchurch Harbour. This representation is not an objection to the concept of Harbour Kitchen or to the applicant seeking to establish a business.

It is an objection to the granting of a premises licence **before there is adequate evidence that the premises is safe for the proposed public occupancy, that its operation will not cause public nuisance, and that the proposed licence is legally compatible with existing rights and licences relating to the Quomps.**

In particular, where an existing licence provides exclusive use of an area for a defined period, the Licensing Authority should not create a potentially conflicting licence without first establishing the legal basis upon which both licences can operate concurrently.

I therefore respectfully request that the application be **refused**, and that legal counsel be obtained to resolve the outstanding uncertainties concerning land-use and licensing matters before any further determination is made.

OBJECTION #4

Written Representation to BCP Licensing Sub-Committee

To: Licensing Team, BCP Council Civic Centre, Bourne Avenue, Bournemouth BH2 6DY

By email: licensing@bcpcouncil.gov.uk

Application Reference: M238639

Applicant: Christchurch Harbour Kitchen Ltd

Premises: Christchurch Harbour Kitchen Ltd, Christchurch Quay, Quay Road, Christchurch (what3words dared.since.blocks)

Application Date: 24 July 2026

Consultation Deadline: 21 August 2026

Made by: Philip David Lowery, Director, Real Food Markets Ltd, and Designated Premises Supervisor of premises licence BH176343

1. Standing

I make this representation in two capacities:

(a) As director of Real Food Markets Ltd (company number 10677137), the holder of BCP premises licence BH176343 for Christchurch Food Festival, Quay Road, Christchurch, issued 6 May 2020 and revised 22 July 2021.

(b) As the named Designated Premises Supervisor of premises licence BH176343 (personal licence [REDACTED], BCP Council).

The licensed area of BH176343, as shown on the approved plan reference M176343, covers the Quomps and extends to the immediate quayside hinterland. The mooring position at which Harbour Kitchen proposes to operate sits on the water frontage directly adjacent to this licensed area. During the annual Christchurch Food Festival weekend, our licensed operation occupies the entire Quomps footprint, and our attendees have full use of the quayside promenade abutting the licensed area. The proposed Harbour Kitchen premises is therefore physically inseparable from our licensed operation during festival dates.

I object to this application on grounds engaging all four licensing objectives. My representation is set out below under five headings.

2. The applicant was refused a premises licence by BCP for the same activity in the same harbour on 17 June 2025

Christchurch Harbour Kitchen Ltd (the same corporate entity as the applicant) applied for a premises licence in April 2025 for the same floating restaurant operation at Mudeford Sandbank. BCP's Licensing Sub-Committee refused the application on 17 June 2025.

The published reasons for refusal included:

- the vessel's ability to raise and lower with tides via spud legs, posing a risk to children and families in the water;
- open sides with no barriers preventing patrons from falling into the water;

- inadequate provision for waste storage and toilet capacity, including concerns about the cassette toilet and hazardous sanitary waste disposal;
- the applicant's failure to secure appropriate landowner consents;
- the Sub-Committee's inability to be satisfied that the premises would not undermine the licensing objectives of prevention of public nuisance, public safety, and protection of children from harm.

The Sub-Committee gave particular weight to BCP Seafront Operations' objection that the applicant had not sought landowner consent. The Sub-Committee also noted that Trickett had offered during the hearing to reduce hours to 21:00, but that this concession did not negate its concerns.

The vessel that would operate under the current application is the same vessel. The operator is the same operator. The safety concerns cited in June 2025 are unchanged.

The vessel still has spud legs raising and lowering with the tide. The open-sided design remains. Waste and toilet arrangements have not been addressed. Landowner consent has not been obtained (see paragraph 3 below).

The current application removes the recorded music element and reduces the terminal hour to 22:30. Neither music nor the terminal hour was cited among the reasons for refusal in June 2025. The application has been narrowed in an apparent attempt to sidestep the June 2025 refusal without addressing any of the substantive safety concerns on which that refusal was based.

Appendix 1 - Report to Licensing Sub-Committee, 17 June 2025 (Christchurch Harbour Kitchen, Mudeford Sandbank).

Appendix 2 - Minutes of Licensing Sub-Committee, 17 June 2025.

3. The applicant does not hold consent from the mooring authority to operate at the location

The stated premises address places the operation on the water at Christchurch Quay. The mooring at that location is managed by South West Lakes Trust (SWLT) on behalf of South West Water (SWW).

By email dated 22 May 2026, [REDACTED] Area Manager for SWLT (Bournemouth), confirmed in writing to me the following:

"SWLT manage the location the vessel is moored, on behalf of SWW. Neither organisation has issued a licence for this boat's mooring encroachment. The operator does not have written consent to operate a commercial restaurant from its current location. SWW are leading any action that might be taken against the owner of the boat."

Two points of significance:

(a) SWLT - the body responsible for managing the mooring on behalf of the water owner - describes the vessel's presence at this location in its own correspondence as an **"encroachment"**. That is the technical term for unauthorised occupation.

(b) The applicant has no written consent from SWLT or SSW to operate a commercial restaurant at the location for which it now seeks a premises licence.

The application therefore seeks a premises licence for a commercial operation at a location where the applicant has no lawful basis to be. Grant of the licence would in effect authorise a licensable activity at premises the applicant is not entitled to occupy.

This is directly relevant to the June 2025 refusal, in which BCP's Sub-Committee gave weight to the applicant's failure to secure landowner consent. The same failure exists at Christchurch Quay, and has been formally confirmed by the mooring authority.

Appendix 3 - Email from [REDACTED], Area Manager, SWLT, dated 22 May 2026.

5. The four licensing objectives

5.1 Public safety. The safety concerns identified by BCP's own Sub-Committee in June 2025 apply with equal or greater force at Christchurch Quay:

- The vessel raises and lowers with tides on spud legs. The tidal range at Christchurch Quay creates the same instability and access-height variation cited by the Sub-Committee at Mudeford.
- Customer access to the vessel requires a gangway to be deployed to the quayside, creating a wet-edged transition point at which festival-goers, families, and children would be crossing between land and vessel.
- The Quomps and Christchurch Quay are a family destination with high footfall, particularly during summer weekends. Children play in and along the quayside. The public safety risk profile at this location is materially higher than the location for which the June 2025 refusal was made.
- The applicant's own application at Mudeford Sandbank in April 2025 stated that "life jackets were not required on board as it was not a moving vessel". This position was rejected by the Sub-Committee. Nothing suggests it has changed.

5.2 Prevention of public nuisance. The waste, toilet, and noise-carrying-over-water concerns cited in the June 2025 refusal apply here. Christchurch Quay is bordered by residential properties, is used year-round by families and dog walkers, and has limited public toilet capacity already at pressure during summer months. Commercial waste from a floating restaurant operating seven days a week from 11:00 to 22:30 would compound existing pressure on public infrastructure, none of which the applicant contributes to.

5.3 Prevention of crime and disorder. The applicant's demonstrated pattern of operating outside the terms of consents (mooring, landowner) is directly relevant to this objective. An applicant who does not respect the consent regimes that govern their existing operation cannot be assumed to respect the conditions of a premises licence.

5.4 Protection of children from harm. The Sub-Committee in June 2025 cited the risk to children and families playing in the water near the vessel. Christchurch Quay is a location used heavily by families with young children. The tidal spud-leg design of the vessel, the open sides, the wet-edged access, and the seven-day operating hours proposed compound the risk profile identified in June 2025.

6. Cumulative impact and the licensing conflict during festival dates

BCP's Statement of Licensing Policy provides at 9.3 that:

"In order to address the issue of a high concentration of licensed premises in an area the Licensing Authority may produce a Cumulative Impact Assessment in accordance with the Licensing Act 2003. The Licensing Authority will take this into consideration when determining any applications within the BCP Council area."

During Christchurch Food Festival weekend each May, the grant of the current application would produce two licensed premises for on and off sales of alcohol operating at the same physical location:

- BH176343 (Christchurch Food Festival), covering the Quomps, 10:00 to 20:00 Saturday to Monday during May bank holiday weekend, held by Real Food Markets Ltd, subject to substantial safety and public nuisance conditions including SIA-accredited door supervision, non-glass drinkware, capacity monitoring, dispersal policy, noise monitoring, litter management, refusals record, Challenge 25, and child protection.
- Harbour Kitchen premises licence (if granted), covering the water frontage directly adjacent, 11:00 to 22:30 seven days a week including festival dates, subject to no equivalent conditions.

The two licensed premises would sit metres apart, operating for the same activity (sale of alcohol) on the same days. Attendees of the festival, who are protected by the extensive conditions attached to BH176343, would be able to walk directly from the conditioned licensed environment to an adjacent un-conditioned licensed environment operated by a party over which the festival organisers have no authority. This creates a direct cumulative impact concern of the kind BCP's policy contemplates.

This is separate from, and additional to, the standalone public safety and public nuisance objections set out in paragraph 5 above.

7. Request

I respectfully request that the Licensing Sub-Committee:

(a) **Refuse the application**, on the grounds that it engages all four licensing objectives, that the applicant has not addressed the substantive safety concerns cited in the June 2025 refusal of an application by the same corporate entity for the same vessel in the same harbour, that the applicant does not hold mooring consent from SWLT/SWW for the location, and that the grant would create a direct licensing conflict with existing premises licence BH176343 during festival dates.

(b) In the alternative, if the Sub-Committee is minded to grant, that the licence exclude Christchurch Food Festival dates each year (currently the May bank holiday weekend or the weekend after), and that conditions equivalent to those attached to BH176343 be imposed as

a minimum, including SIA-accredited door supervision, non-glass drinkware, capacity monitoring, noise monitoring, dispersal policy, refusals record, and Challenge 25.

(c) That any consideration of the application be conditional on evidence of written landowner and mooring consent from SWLT/SWW and from BCP as landowner of the quayside infrastructure used for access.

Philip David Lowery
Director, Real Food Markets Ltd
Designated Premises Supervisor, premises licence BH176343

E-mail: [REDACTED]

Tel: [REDACTED]

Appendices:

1. Report to BCP Licensing Sub-Committee, 17 June 2025 (Christchurch Harbour Kitchen, Mudeford Sandbank)
2. Minutes of BCP Licensing Sub-Committee, 17 June 2025
3. Email from [REDACTED], Area Manager, South West Lakes Trust, dated 22 May 2026

LICENSING SUB-COMMITTEE



Report subject	New Application for Christchurch Harbour Kitchen, Mudeford Sandbank, BH6 4EW
Meeting date	17 June 2025
Status	Public Report
Executive summary	Christchurch Harbour Kitchen Ltd have applied for a premises licence to permit recorded music and the supply of alcohol. The application received 37 representations from other persons. Dorset Police and Environmental Health mediated with the applicant and have agreed additional conditions.
Recommendations	It is RECOMMENDED that: Members consider the following options:- a) Grant the application for a premises licence as made; or b) Refuse the application for a premises licence; or c) Grant the premises licence subject to additional conditions. Members of the Licensing Sub-Committee are asked to make a decision at the end of the hearing after all relevant parties have been given the opportunity to speak. Members must give full reasons for their decision.
Reason for recommendations	The licensing authority has received 37 representations from other persons on the grounds that to grant the application will undermine the licensing objectives of the prevention of crime and disorder, prevention of public nuisance, public safety and the protection of children from harm. The licensing authority may only consider aspects relevant to the application that have been raised in the representations. Where representations have been received in relation to an application by a responsible authority or any other person, and the concerns have not been resolved through mediation between all parties, the Scheme of Delegation set out in the Council's Consultation states that these applications should be dealt with by the Licensing Sub-Committee.

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

Background

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

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

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

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

Consultation

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

Options Appraisal

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

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

Summary of financial implications

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

Summary of legal implications

14. If Members decide to refuse the application or impose conditions on the licence which the applicant or other person do not agree to, the applicant or such other person may appeal to the Magistrates' Court within a period of 21 days beginning with the day that the applicant is notified, in writing, of the decision.

Summary of human resources implications

15. There are no human resources implications.

Summary of sustainability impact

16. There are no sustainability impact implications.

Summary of public health implications

17. There are no public health implications.

Summary of equality implications

18. There are no equality implications.

Summary of risk assessment

19. There is no requirement for a risk assessment.

Background papers

BCP Council – Statement of Licensing Policy

[SOLP-2020-2025](#)

Hearing Regulations

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

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

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

Appendices

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

Agenda item

Christchurch Harbour Kitchen, Mundeford Sandbank, BH6 4EW

- [Meeting of Licensing Sub-Committee, Tuesday, 17th June, 2025 10.00 am \(Item 25.\)](#)
- [View the background to item 25.](#)

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

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

Minutes:

Present:

From BCP Council:

Sarah Rogers – Senior Licensing Officer

Johanne McNamara – Legal Advisor to the Sub-Committee

Michelle Cutler – Clerk to the Sub-Committee

Rebekah Rhodes – Democratic Services, providing technical assistance

Christiane Tan – Democratic Services – Observing for training purposes

Cllrs Bartlett, Canavan and Farquhar– Observing for training purposes

The Chair made introductions and explained the procedure for the hearing which was agreed by all parties.

The Licensing Officer presented a report, a copy of which had been circulated and a copy of which appears as Appendix ‘B’ to these minutes in the Minute Book. The Licensing Sub-Committee was asked to consider an application made by Christchurch Harbour Kitchen Ltd for a premises licence to permit recorded music and the supply of alcohol. The application

received 37 representations from other persons on the grounds that to grant the application would undermine the licensing objectives of the prevention of crime and disorder, prevention of public nuisance, public safety and the protection of children from harm. Dorset Police and Environmental Health mediated with the applicant and had agreed additional conditions.

The following persons attended the hearing and addressed the Sub-Committee to expand on the points made in their written submissions:

For the Applicant:

Mr Paul Trickett

Mrs Ginny Trickett

Objecting:

Mr Richard Slater – The Beach House, Mudeford Spit

Ms Claire Bath - Deputy Chair of Mudeford Sandbank Beach Hut Association

Councillor Judy Richardson - East Southbourne and Tuckson Ward Councillor

The Sub-Committee asked various questions of all parties present and was grateful for the responses received. All parties had the opportunity to ask questions.

All parties were invited to sum up before the Sub-Committee retired to make its decision. Before concluding the hearing, the Legal Advisor advised all parties of the right of appeal.

RESOLVED that the application for a new premises licence for the premises known as ‘Christchurch Harbour Kitchen’, Mudeford Sandbank, Christchurch, BH4 4EW, to permit recorded music and the supply of alcohol, be REFUSED.

Reasons for Decision:

The Sub-Committee gave detailed consideration to all of the information which had been submitted before the Hearing as contained in the Licensing Officer’s report for Agenda Item 7, including the details provided by the applicant in their application and the written representations made in objection to the application from 37 other persons on the grounds

that to grant the application will undermine the licensing objectives of the prevention of crime and disorder, prevention of public nuisance, public safety and the protection of children from harm.

The Sub-Committee also considered the verbal submissions made at the Hearing by those in attendance, Mrs Sarah Rogers, Principal Licensing Officer, Mr Paul Trickett and Mrs Ginny Trickett, the applicants, and Mr Richard Slater, the Beach House, Mudeford Spit, Ms Claire Bath, Deputy Chair of Mudeford Sandbank Beach Hut Association and Cllr Judy Richardson, East Southbourne and Tuckson Ward Councillor, who had all made objections to the application.

The Sub-Committee was mindful that Dorset Police had mediated conditions with the applicant and agreed a revised terminal hour for the sale of alcohol of 22:30, to enable a 30-minute drinking-up time. The applicant also agreed that alcohol would be ancillary to food. Environmental Health had agreed 2 further conditions with the applicant to uphold the prevention of public nuisance licensing objective, which were:

- ‘All audio from the music system will be played at background level only and turned off at 19.30hrs’ and:
- ‘All the rubbish produced by the premises shall be stored securely in a bin with a tightfitting and lockable lid in a designated area’.

The Licensing Officer highlighted that the Live Music Act 2012 allowed live and recorded music between the hours of 08:00 and 23:00 which would override any licensing conditions put in place to restrict music. The Sub-Committee was confident that these conditions would help to mitigate some of the concerns raised by objections, should the licence be granted.

Mr Trickett advised the Sub-Committee that the premises was a bespoke designed floating restaurant that was not a permanent structure but proposed to moor up at the same location daily. It was not a ‘party boat’ and the intention was to offer substantial meals such as fresh fish caught from Christchurch, with the option to enjoy an alcoholic beverage. The vessel was designed to unfold with hydronic technology each morning and fold away each evening. It would be wheelchair and pushchair accessible without the use of gangplanks. The vessel would attach itself to the seabed by way of an arrowhead pole structure that would raise up and down with the tides.

In addressing some of the representations made in objection to the application, Mr Trickett informed the Sub-Committee that he only intended to play ambient background music, if at all, and that all litter and waste would be stored on board and disposed of when the vessel returned to its base. Mr Trickett was happy to be guided by BCP Council as to the control of waste, but the vessel did have a contained storage area for waste products. The vessel would have a flushing cassette toilet on board that would be emptied daily so patrons would not be ‘urinating off the side of the vessel’, and anyone caught doing this would be removed.

Mr Trickett advised that life jackets were not required on board as it was not a moving vessel, however, there would be various safety equipment in place such as oxygen, life rings and fire extinguishers.

The Sub-Committee gave weight to the objection from BCP Council’s Seafront Operations Service, regarding concerns over public safety. Mr Trickett explained that he had approached BCP Council in August 2024, along with securing the relevant consent from Natural

England, and the landlords for an operation of this nature. Mr Trickett advised that he was still waiting to hear back from the Meyrick Estate as it was uncertain who owned the area. Mr Trickett informed the Sub-Committee that Natural England had advised him that they weren't concerned as his operation did not involve the building of new harbour walls.

The Sub-Committee had regard to the concerns raised by the objectors in attendance in relation to the prevention of public nuisance, public safety and the protection of children from harm, namely that no environmental impact survey had been carried out and the area was protected as a Site of Special Scientific interest (SSSI) with a salmon spawning ground in the area. There had been a lack of engagement with the landowners and no permission sought to use the land, there was the potential from noise from the vessel from music and patrons to travel across the river and cause a nuisance to the neighbouring beach huts and that there was a real risk of harm to the many children that used the area to play and swim. In addition, objectors were very concerned about the potential smells with rubbish being stored on the vessel for up to 14 hours a day, especially in the summer months, which could be a public nuisance.

The Sub-Committee was unable to consider any objections relating to parking or commercial concerns as this was not within their remit and was satisfied that the licence, if granted, would not undermine the prevention of crime and disorder.

The Sub-Committee shared the concerns of BCP Council's Seafront Operations Service that consent to use the area had not been provided and as such, was a risk to public safety. The Sub-Committee also had concerns regarding the vessels ability to raise up and down with the tides, which posed a risk to children and families playing in the water nearby. In addition, it was noted that the vessel had open sides with no barriers in place to prevent patrons falling over the side into the water, which was a significant risk to public safety, and would undermine the prevention of children from harm objective.

The Sub-Committee was concerned that the storage of waste on the vessel could cause a public nuisance, especially in hot weather, as they had not been provided with enough information as to how large the storage area was and how potential smells and leaks would be dealt with. They were particularly worried about the only toilet onboard being a cassette toilet, as there was no indication as to how large it was or how it would be emptied on busier days. There was also concern as to how hazardous toilet/sanitary waste would be disposed of.

The Sub-Committee made note of the Applicant's offer to reduce the terminal hour being applied for to 21:00, but having regard to the concerns referred to above in relation to public nuisance, public safety and protection of children from harm licensing objectives this did not negate its concerns.

The Sub-Committee concluded that it could not be satisfied that the premises would not undermine the prevention of public nuisance, public safety and the protection of children from harm licensing objectives, and as such, the application should be refused.

?

In making this decision the Sub-Committee have had regard to the Bournemouth, Christchurch and Poole Council Licensing Policy, the revised guidance, as set out by the Secretary of State and the licensing objectives, as set out in the Licensing Act 2003.

All parties to the application have the right to appeal to the Magistrate's Court within the period of twenty-one days beginning with the day on which the applicant is notified by the Licensing Authority of this decision in writing.



Philip Lowery [REDACTED]

Fw: Christchurch Quay mooring enquiry - commercial trading vessel "Harbour Kitchen", 23–25 May

1 message

22 May 2026 at 15:21

To: "philip [REDACTED]"

Cc: Reception <info@swlakestrust.org.uk>

Afternoon Phillip

Many thanks for the emails you have sent regarding this matter.

I have been in contact with South West Water this morning and wait a response from them but can confirm the following.

- SWLT manage the location the vessel is moored, on behalf of SWW.
- Neither organisation has issued a licence for this boats mooring encroachment.
- The operator does not have written consent to operate a commercial restaurant from its current location.

As mentioned above, SWW are leading any action that might be taken against the owner of the boat.

Regards

[REDACTED]

[REDACTED]
Area Manager – Bournemouth**swlakestrust**

Longham Study Centre, 125 Ringwood Road, Ferndown, BH22 9AB Tel:01202 581411

South West Lakes Trust cares for natural and historic environments, providing health, social and wellbeing benefits for individuals and communities.

Healthy lakes, landscapes and livesSupport our work by becoming a Friend or donating at www.swlakestrust.org.uk

OBJECTION #5

From: [Willson, James](#)
To: [Tania Jardim](#)
Subject: Harbour Kitchen Premises Licence
Date: 20 August 2026 16:09:11
Attachments: [image001.png](#)

Dear Tania,

South West Water has reviewed the premises licence application and wish to record its opposition to the application.

As owner of the riverbed, South West Water considers it important that the Licensing Authority is made aware of the wider circumstances surrounding the operation of the Harbour Kitchen and the use of waterways over which South West Water and South West Lakes Trust manage.

South West Water's principal concern is that the Harbour Kitchen does not have the necessary consent from South West Water to occupy or undertake commercial activities over our riverbed. Whilst we appreciate that not having consent to operate falls outside the scope of the Licensing Act 2003, it is a significant issue for us that should be noted as part of the overall context of this application. South West Water are also not aware of any health and safety certification for the vessel, nor have we seen associated compliance with food standards. There is also a concern towards how the waste water is being dealt with from the on-board toilets and kitchen.

Currently South West Water do not wish to enter into any agreements permitting the use of our waterways in this way. The owner of the Harbour Kitchen has been advised of this and asked to cease operating over our riverbed. However, South West Water do not believe that the Harbour Kitchen intends to stop unlawfully trading on our property. Since reaching out, the Harbour Kitchen has returned and continued to unlawfully trade.

South West Water is against the premises application and would like our concerns noted when determining the application.

Kind regards,
James



James Willson
Assistant Property Surveyor

Peninsula House, Rydon Lane, Exeter EX2 7HR
southwestwater.co.uk



The information and documents sent in this email from a Pennon Group Plc company are sent in confidence and are intended only for the use of the individual or entity named above. Please note that the contents may contain privileged, personal and/or confidential information and are not to be disclosed to any person other than the addressee. If you are not the intended recipient, you are notified that any use, dissemination, distribution or copying of the information and documents contained in this email is strictly prohibited. If you have received this email in error, please return it and any copies immediately without reading any attachment and confirm that immediately upon returning the email, you will delete all copies on your system and network.

If you wish to view our full Privacy Notice, please visit our [website](#).

Pennon Group Plc - Registered in England & Wales (Company No: 02366640)
Registered Office:
Peninsula House
Rydon Lane
Exeter
Devon EX2 7HR

Classification: BUSINESS

This page is intentionally left blank

LICENSING SUB-COMMITTEE



Report subject	Magna Carta, 4-6 Bournemouth Road, Poole, BH14 0ES
Meeting date	15 September 2026
Status	Public Report
Executive summary	Mr Berkcan Altun has submitted an application for a premises licence in respect of premises at 4-6 Bournemouth Road, Poole. The application seeks authorisation for the playing of Live Music on Sunday - 14:00 to 18:00, the playing of Recorded Music from Sunday to Thursday - 10:00 to 00:00 and Friday and Saturday - 10:00 to 03:00 and the Supply of Alcohol from Sunday to Thursday - 10:00 to 23:30 and Friday and Saturday - 10:00 to 02:30. The Licensing Authority received one representation from Environmental Health on the grounds of Public Nuisance and nineteen representations from other persons on the grounds that granting the application may undermine the licensing objectives of the prevention of crime and disorder, public safety, the prevention of public nuisance, and the protection of children from harm.
Recommendations	It is RECOMMENDED that: Members consider the proposed application and either a) Grant the application for a premises licence as made; or b) Refuse the application for a premises licence; or c) Grant the premises licence subject to additional conditions. Members of the Licensing Sub-Committee are asked to make a decision at the end of the hearing after all relevant parties have been given the opportunity to speak. Members must give full reasons for their decision.
Reason for recommendations	The licensing authority has received one representation from Environmental Health and nineteen representations from other persons on the grounds that to grant the application will undermine the prevention of crime and disorder, public safety, the prevention of public nuisance and the protection of children from harm licensing objectives. The Licensing Authority may only consider aspects relevant to the

	application that have been raised in representation. Where representations have been received in relation to an application by a responsible authority or any other person, and the concerns have not been resolved through mediation between all parties, the Scheme of Delegation set out in the Council's Constitution states that these applications should be dealt with by the Licensing Sub-Committee.
--	---

Portfolio Holder(s):	Cllr Kieron Wilson – Portfolio Holder for Housing, and Regulatory Services.
Corporate Director	Laura Ambler - Corporate Director of Wellbeing
Report Authors	Tania Jardim – Licensing Officer
Wards	Parkstone
Classification	For Decision

Background

1. An application for a new premises licence under Section 17 of the Licensing Act 2003 was submitted on 27 July 2026.

2. The application seeks permission for the following licensable activities: -

Live Music

Sunday – 14:00 to 18:00

Recorded Music

Monday to Thursday – 10:00 to 00:00

Friday and Saturday – 10:00 to 03:00

Sunday – 10:00 to 00:00

Supply of Alcohol

Monday to Thursday – 10:00 to 23:30

Friday and Saturday – 10:00 to 02:30

Sunday – 10:00 to 23:30

3. A copy of the application including layout plan is attached at Appendix 1.

4. A location plan is attached at Appendix 2.

5. These premises used to benefit from a premises licence, however this was surrendered by the previous licence holder in March 2026. The hours and activities permitted under that licence were as follows: -

Plays: (Indoors)

Monday - Sunday 10:00 - 22:00

Live Music: (Indoors)

Sunday – Thursday 12:00 - 00:00;

Friday and Saturday - 12:00 - 02:00

Recorded Music: (Indoors)

Sunday – Thursday 12:00 - 00:00

Friday and Saturday - 12:00 - 02:00

Late Night Refreshment: (Indoors)

Sunday – Thursday 23:00 - 00:00

Friday and Saturday 23:00 - 02:00

Supply of Alcohol:

Monday – Thursday 10:00 - 00:00

Friday and Saturday 10:00 - 02:00

Sunday - 0:00 - 00:00.

Non-standard timings for all licensable activities.

Christmas Eve and Bank Holiday Sundays 10:00 - 02:00

New Year's Eve 10:00 - 03:00.

Off sales of alcohol permitted until 23:00

Consultation

6. The application was served on all responsible authorities, and the applicant has confirmed that statutory notices were displayed on site and published in the local newspaper.
7. The application attracted nineteen representations from other persons on the grounds that granting the licence would undermine the four licensing objectives. The key concerns highlighted in the representations include significant late-night noise, public nuisance, and anti-social behaviour resulting from extended alcohol sales and music until 3:00 am in a predominantly residential area. A copy of the representations is attached at Appendix 3.
8. A representation has been received from BCP Council's Environmental Health Department in relation to the prevention of public nuisance licensing objective. Environmental Health has maintained an objection to the application pending completion and approval of a comprehensive Noise Impact Assessment. In addition, should the licence be granted prior to the assessment being approved, Environmental Health has proposed a number of conditions for inclusion on the licence should it be granted. The applicant has since submitted a Noise Impact Assessment; however, at the time of writing this report, it has not been approved by Environmental Health, and the responsible authority has requested further information from the applicant. A copy of the representation and further correspondence is attached at Appendix 4.
9. The applicants have entered into mediation with Dorset Police and have agreed a set of conditions to be attached to the premises licence should the application be granted. As a result, Dorset Police have not made a representation, subject to those conditions being incorporated into the licence. A copy of the correspondence listing those conditions is attached at Appendix 5.
10. The Planning Authority has not submitted a representation in respect of the application. However, it has advised that planning restrictions apply to the permitted operating hours of the premises. The hours sought under the premises licence application for weekdays and Sundays fall within those authorised by the existing planning permission. However, the current planning consent restricts the

operating hours of the premises on Fridays and Saturdays to 02:00 and on Sunday to 22:30.

11. The Planning Authority has also advised that the full address specified in the premises licence application does not fall entirely within the premises boundary approved under the existing planning permission.
12. The applicant has been advised that any operation outside the scope of the current planning consent may require a separate planning application or variation of the existing permission. Furthermore, operation in breach of any planning conditions may result in enforcement action being taken by the Local Planning Authority.
13. A copy of the planning response is attached at Appendix 6.
14. No other representations were received.

Options Appraisal

15. Before making a decision, Members are asked to consider the following matters:
 - The representations made by other persons.
 - The Representation from Environmental Health.
 - The submissions made by or made on behalf of the applicant.
 - Conditions agreed with Dorset Police.
 - The relevant licensing objectives, namely the prevention of crime and disorder, prevention of public nuisance, public safety and protection of children from harm.
 - The Licensing Act 2003 and appropriate Regulations.
 - Statutory Revised Guidance issued under Section 182 of the Licensing Act 2003 (February 2026).

Summary of financial implications

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

Summary of legal implications

17. If Members decide to refuse the application or attach conditions to the licence which the applicant, or the responsible authority who made a representation do not agree to, the applicant or such responsible authority may appeal to the Magistrates' Court within a period of 21 days beginning with the day that the applicant is notified, in writing, of the decision.

Summary of human resources implications

18. There are no human resource implications.

Summary of sustainability impact

19. There are no sustainability impacts.

Summary of public health implications

20. There are no public health implications.

Summary of equality implications

21. There are no equality implications.

Summary of risk assessment

22. There are no risk assessment implications.

Background papers

BCP Council – Statement of Licensing Policy

[Statement-of-licensing-policy.pdf](#)

Hearing Regulations

[The Licensing Act 2003 \(Hearings\) Regulations 2005](#)

Revised Guidance issued under Section 182 of the Licensing Act 2003 (February 2026)

[Revised Guidance issued under section 182 of the Licensing Act 2003](#)

Appendices

1 – Copy Application

2 – Copy Location Plan

3 – Representations from Other Persons.

4 – Representation from Environmental Health.

5 – Conditions agreed with Dorset Police.

6 – Email response from the Planning Authority.



Bournemouth, Christchurch and Poole
Application for a premises licence
Licensing Act 2003

For help contact
licensing@bcpcouncil.gov.uk
 Telephone: 01202 123789

* required information

Section 1 of 21

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

System reference	Not Currently In Use	This is the unique reference for this application generated by the system.
Your reference	PL/BH14OES	You can put what you want here to help you track applications if you make lots of them. It is passed to the authority.
Are you an agent acting on behalf of the applicant? ☒ Yes ☐ No		Put "no" if you are applying on your own behalf or on behalf of a business you own or work for.

Applicant Details

* First name	Berkcan	
* Family name	Altun	
* E-mail	[REDACTED]	
Main telephone number	[REDACTED]	Include country code.
Other telephone number		
☒ Indicate here if the applicant would prefer not to be contacted by telephone		

Is the applicant:

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

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

Continued from previous page...

Address

* Building number or name	
* Street	
District	
* City or town	
County or administrative area	
* Postcode	
* Country	

Agent Details

* First name	Atlas
* Family name	Licensing
* E-mail	
Main telephone number	
Other telephone number	

Include country code.

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

Are you:

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

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

Agent Business

Is your business registered in the UK with Companies House? ☒ Yes ☐ No

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

Registration number	13463174
Business name	ATLAS LICENSING LIMITED
VAT number	- NONE
Legal status	Public Limited Company
Your position in the business	Manager
Home country	United Kingdom

If your business is registered, use its registered name.

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

The country where the headquarters of your business is located.

Continued from previous page...

Agent Registered Address

Address registered with Companies House.

Building number or name	455
Street	West Green Road
District	
City or town	London
County or administrative area	
Postcode	N15 3PW
Country	United Kingdom

Section 2 of 21

PREMISES DETAILS

I/we, as named in section 1, apply for a premises licence under section 17 of the Licensing Act 2003 for the premises described in section 2 below (the premises) and I/we are making this application to you as the relevant licensing authority in accordance with section 12 of the Licensing Act 2003.

Premises Address

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

☒ Address ☐ OS map reference ☐ Description

Postal Address Of Premises

Building number or name	MAGNA CARTA
Street	4-6 Bournemouth Road
District	
City or town	Poole
County or administrative area	
Postcode	BH14 0ES
Country	United Kingdom

Further Details

Telephone number	
Non-domestic rateable value of premises (£)	27,750

Section 3 of 21

APPLICATION DETAILS

In what capacity are you applying for the premises licence?

- ☒ An individual or individuals
- ☐ A limited company / limited liability partnership
- ☐ A partnership (other than limited liability)
- ☐ An unincorporated association
- ☐ Other (for example a statutory corporation)
- ☐ A recognised club
- ☐ A charity
- ☐ The proprietor of an educational establishment
- ☐ A health service body
- ☐ A person who is registered under part 2 of the Care Standards Act 2000 (c14) in respect of an independent hospital in Wales
- ☐ A person who is registered under Chapter 2 of Part 1 of the Health and Social Care Act 2008 in respect of the carrying on of a regulated activity (within the meaning of that Part) in an independent hospital in England
- ☐ The chief officer of police of a police force in England and Wales

Confirm The Following

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

Section 4 of 21

INDIVIDUAL APPLICANT DETAILS

Applicant Name

Is the name the same as (or similar to) the details given in section one?

- ☒ Yes ☐ No

If "Yes" is selected you can re-use the details from section one, or amend them as required. Select "No" to enter a completely new set of details.

First name

Family name

Is the applicant 18 years of age or older?

- ☒ Yes ☐ No

Continued from previous page...

Current Residential Address

Is the address the same as (or similar to) the address given in section one?

☒ Yes ☐ No

If "Yes" is selected you can re-use the details from section one, or amend them as required. Select "No" to enter a completely new set of details.

Building number or name	
Street	
District	
City or town	
County or administrative area	
Postcode	
Country	

Applicant Contact Details

Are the contact details the same as (or similar to) those given in section one?

☒ Yes ☐ No

If "Yes" is selected you can re-use the details from section one, or amend them as required. Select "No" to enter a completely new set of details.

E-mail	
Telephone number	
Other telephone number	
* Date of birth	/ / dd mm yyyy
* Nationality	
Right to work share code	

[Documents that demonstrate entitlement to work in the UK](#)

[Right to work share code if not submitting scanned documents](#)

Add another applicant

Section 5 of 21

OPERATING SCHEDULE

When do you want the premises licence to start? 25 / 08 / 2026
dd mm yyyy

If you wish the licence to be valid only for a limited period, when do you want it to end / /
dd mm yyyy

Provide a general description of the premises

Continued from previous page...

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

The premises will operate as a restaurant and bar, offering food and alcoholic beverages throughout the week. The primary use will be as a restaurant, with a more bar-led operation on Friday and Saturday evenings. On Sundays, the premises will offer a traditional Sunday roast dining service.

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

Section 6 of 21

PROVISION OF PLAYS

[See guidance on regulated entertainment](#)

Will you be providing plays?

☐ Yes ☒ No

Section 7 of 21

PROVISION OF FILMS

[See guidance on regulated entertainment](#)

Will you be providing films?

☐ Yes ☒ No

Section 8 of 21

PROVISION OF INDOOR SPORTING EVENTS

[See guidance on regulated entertainment](#)

Will you be providing indoor sporting events?

☐ Yes ☒ No

Section 9 of 21

PROVISION OF BOXING OR WRESTLING ENTERTAINMENTS

[See guidance on regulated entertainment](#)

Will you be providing boxing or wrestling entertainments?

☐ Yes ☒ No

Section 10 of 21

PROVISION OF LIVE MUSIC

[See guidance on regulated entertainment](#)

Will you be providing live music?

☒ Yes ☐ No

Standard Days And Timings

Continued from previous page...

MONDAY

Start

End

Start

End

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

TUESDAY

Start

End

Start

End

WEDNESDAY

Start

End

Start

End

THURSDAY

Start

End

Start

End

FRIDAY

Start

End

Start

End

SATURDAY

Start

End

Start

End

SUNDAY

Start

End

Start

End

Will the performance of live music take place indoors or outdoors or both?

☒ Indoors ☐ Outdoors ☐ Both

Where taking place in a building or other
structure tick as appropriate. Indoors may
include a tent.

State type of activity to be authorised, if not already stated, and give relevant further details, for example (but not
exclusively) whether or not music will be amplified or unamplified.

Live music will be provided on Sundays only during the Sunday roast service, between 2:00 pm and 6:00 pm. The music will
be amplified.

State any seasonal variations for the performance of live music

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

n/a

Continued from previous page...

Non-standard timings. Where the premises will be used for the performance of live music at different times from those listed in the column on the left, list below

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

n/a

Section 11 of 21

PROVISION OF RECORDED MUSIC

[See guidance on regulated entertainment](#)

Will you be providing recorded music?

☒ Yes ☐ No

Standard Days And Timings

MONDAY

Start

End

Start

End

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

TUESDAY

Start

End

Start

End

WEDNESDAY

Start

End

Start

End

THURSDAY

Start

End

Start

End

FRIDAY

Start

End

Start

End

SATURDAY

Start

End

Start

End

Continued from previous page...

SUNDAY

Start

End

Start

End

Will the playing of recorded music take place indoors or outdoors or both?

☒ Indoors ☐ Outdoors ☐ Both

Where taking place in a building or other structure tick as appropriate. Indoors may include a tent.

State type of activity to be authorised, if not already stated, and give relevant further details, for example (but not exclusively) whether or not music will be amplified or unamplified.

State any seasonal variations for playing recorded music

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

Non-standard timings. Where the premises will be used for the playing of recorded music at different times from those listed in the column on the left, list below

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

Section 12 of 21

PROVISION OF PERFORMANCES OF DANCE

[See guidance on regulated entertainment](#)

Will you be providing performances of dance?

☐ Yes ☒ No

Section 13 of 21

PROVISION OF ANYTHING OF A SIMILAR DESCRIPTION TO LIVE MUSIC, RECORDED MUSIC OR PERFORMANCES OF DANCE

[See guidance on regulated entertainment](#)

Will you be providing anything similar to live music, recorded music or performances of dance?

☐ Yes ☒ No

Section 14 of 21

LATE NIGHT REFRESHMENT

Will you be providing late night refreshment?

Continued from previous page...

Section 15 of 21

SUPPLY OF ALCOHOL

Will you be selling or supplying alcohol?

☒ Yes ☐ No

Standard Days And Timings

MONDAY

Start

End

Start

End

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

TUESDAY

Start

End

Start

End

WEDNESDAY

Start

End

Start

End

THURSDAY

Start

End

Start

End

FRIDAY

Start

End

Start

End

SATURDAY

Start

End

Start

End

SUNDAY

Start

End

Start

End

Will the sale of alcohol be for consumption:

☒ On the premises ☐ Off the premises ☐ Both

If the sale of alcohol is for consumption on
the premises select on, if the sale of alcohol
is for consumption away from the premises
select off. If the sale of alcohol is for
consumption on the premises and away
from the premises select both.

State any seasonal variations

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

n/a

Continued from previous page...

Non-standard timings. Where the premises will be used for the supply of alcohol at different times from those listed in the column on the left, list below

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

n/a

State the name and details of the individual whom you wish to specify on the licence as premises supervisor

Name

First name

Berkcan

Family name

Altun

Date of birth

/ /
dd mm yyyy

Enter the contact's address

Building number or name

Street

District

City or town

County or administrative area

Postcode

Country

Personal Licence number
(if known)

Issuing licensing authority
(if known)

PROPOSED DESIGNATED PREMISES SUPERVISOR CONSENT

How will the consent form of the proposed designated premises supervisor be supplied to the authority?

- ☐ Electronically, by the proposed designated premises supervisor
- ☒ As an attachment to this application

Continued from previous page...

Reference number for consent form (if known)

If the consent form is already submitted, ask the proposed designated premises supervisor for its 'system reference' or 'your reference'.

Section 16 of 21**ADULT ENTERTAINMENT**

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

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

n/a

Section 17 of 21**HOURS PREMISES ARE OPEN TO THE PUBLIC****Standard Days And Timings****MONDAY**Start End Start End

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

TUESDAYStart End Start End **WEDNESDAY**Start End Start End **THURSDAY**Start End Start End **FRIDAY**Start End Start End **SATURDAY**Start End Start End

Continued from previous page...

SUNDAY

Start

End

Start

End

State any seasonal variations

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

n/a

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

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

n/a

Section 18 of 21

LICENSING OBJECTIVES

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

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

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

The Licensee, that is the person in whose name the premises licence is issued, shall ensure that all times when the premises are for any licensable activity, there are sufficient competent staff on duty at the premises for the purpose of fulfilling the terms and conditions of the licence and for preventing crime and disorder.

The Licensee shall ensure that all staff will undertake training in their responsibilities in relation to the sale of alcohol, particularly with regard to drunkenness and underage persons. Records will be kept of training and refresher training.

b) The prevention of crime and disorder

Any incidents of a criminal nature that may occur on the premises will be reported to the Police. The Licensee will install comprehensive CCTV coverage at the premises and it is operated and maintained at the premises. The CCTV system shall conform to the following points: 1. Cameras must be sited to observe the entrance and exit doors both inside and outside. 2. Cameras on the entrances must capture full frame shots of the heads and shoulders of all people entering the premises i.e. capable of identification. 3. Cameras viewing till areas must capture frames not less than 50% of screen. 4. Cameras overlooking floor areas should be wide angled to give an overview of the premises. 5. Be capable of visually confirming the nature of the crime committed. 6. Provide a linked record of the date, time and place of any image. 7. Provide good quality images –colour during opening times. 8. Operate under existing light levels within and outside the premises. 9. Have the recording device located in a secure area or locked cabinet. 10. Have a monitor to review images and recorded picture quality. 11. Be regularly maintained to ensure continuous quality of image capture retention. 12. Have signage displayed in the customer area to advise that CCTV is in operation. 13. Digital images must be kept for 31 days. 14. Police will have access to images at any reasonable time. 15. The equipment must have a suitable export method, e.g. CD/DVD writer so that the police can make an evidential copy of the data they require. This data should be in the native file format, to ensure that no image quality is lost when making the copy, if this format is non-standard (i.e. manufacturer

Continued from previous page...

proprietary) then the manufacturer should supply the replay software to ensure that the video on the CD can be replayed by the police on a standard computer. Copies must be made available to Police on request.

c) Public safety

Appropriate fire safety procedures are in place including fire extinguishers, internally illuminated fire exit signs, numerous smoke detectors and emergency lighting (see enclosed plan for details of locations). All appliances are inspected annually. All emergency exits shall be kept free from obstruction at all times.

d) The prevention of public nuisance

All customers will be asked to leave quietly. Clear and legible notices will be prominently displayed to remind customers to leave quietly and have regard to our neighbours.

e) The protection of children from harm

The licensee and staff will ask persons who appear to be under the age of 25 for photographic ID such as proof of age cards, the Connexions Card and Citizen Card, photographic driving licence or passport, an official identity card issued by HM Forces or by an EU country, bearing the photograph and date of birth of bearer. All staff will be trained for UNDERAGE SALES PREVENTION regularly. A register of refused sales shall be kept and maintained on the premises.

Section 19 of 21

NOTES ON DEMONSTRATING ENTITLEMENT TO WORK IN THE UK

Continued from previous page...

Entitlement to work/immigration status for individual applicants and applications from partnerships which are not limited liability partnerships:

A licence may not be held by an individual or an individual in a partnership who is resident in the UK who:

- does not have the right to live and work in the UK; or
- is subject to a condition preventing him or her from doing work relating to the carrying on of a licensable activity.

Any premises licence issued in respect of an application made on or after 6 April 2017 will become invalid if the holder ceases to be entitled to work in the UK.

Applicants must demonstrate that they have an entitlement to work in the UK and are not subject to a condition preventing them from doing work relating to the carrying on of a licensable activity. They do this in one of two ways: 1) by providing with this application copies or scanned copies of the documents listed below (which do not need to be certified), or 2) by providing their 'share code' to enable the licensing authority to carry out a check using the Home Office online right to work checking service (see below).

Documents which demonstrate entitlement to work in the UK

- An expired or current passport showing the holder, or a person named in the passport as the child of the holder, is a British citizen or a citizen of the UK and Colonies having the right of abode in the UK [please see note below about which sections of the passport to copy].
- An expired or current passport or national identity card showing the holder, or a person named in the passport as the child of the holder, is a national of a European Economic Area country or Switzerland.
- A Registration Certificate or document certifying permanent residence issued by the Home Office to a national of a European Economic Area country or Switzerland.
- A Permanent Residence Card issued by the Home Office to the family member of a national of a European Economic Area country or Switzerland.
- A **current** Biometric Immigration Document (Biometric Residence Permit) issued by the Home Office to the holder indicating that the person named is allowed to stay indefinitely in the UK, or has no time limit on their stay in the UK.
- A **current** passport endorsed to show that the holder is exempt from immigration control, is allowed to stay indefinitely in the UK, has the right of abode in the UK, or has no time limit on their stay in the UK.
- A **current** Immigration Status Document issued by the Home Office to the holder with an endorsement indicating that the named person is allowed to stay indefinitely in the UK or has no time limit on their stay in the UK, **when produced in combination with** an official document giving the person's permanent National Insurance number and their name issued by a Government agency or a previous employer.
- A birth or adoption certificate issued in the UK, **when produced in combination with** an official document giving the person's permanent National Insurance number and their name issued by a Government agency or a previous employer.
- A birth or adoption certificate issued in the Channel Islands, the Isle of Man or Ireland **when produced in combination with** an official document giving the person's permanent National Insurance number and their name issued by a Government agency or a previous employer.
- A certificate of registration or naturalisation as a British citizen, **when produced in combination with** an official document giving the person's permanent National Insurance number and their name issued by a Government agency or a previous employer.

Continued from previous page...

- A **current** passport endorsed to show that the holder is allowed to stay in the UK and is currently allowed to work and is not subject to a condition preventing the holder from doing work relating to the carrying on of a licensable activity.
- A **current** Biometric Immigration Document (Biometric Residence Permit) issued by the Home Office to the holder which indicates that the named person can currently stay in the UK and is allowed to work relation to the carrying on of a licensable activity.
- A **current** Residence Card issued by the Home Office to a person who is not a national of a European Economic Area state or Switzerland but who is a family member of such a national or who has derivative rights or residence.
- A **current** Immigration Status Document containing a photograph issued by the Home Office to the holder with an endorsement indicating that the named person may stay in the UK, and is allowed to work and is not subject to a condition preventing the holder from doing work relating to the carrying on of a licensable activity **when produced in combination with** an official document giving the person's permanent National Insurance number and their name issued by a Government agency or a previous employer.
- A Certificate of Application, **less than 6 months old**, issued by the Home Office under regulation 18(3) or 20(2) of the Immigration (European Economic Area) Regulations 2016, to a person who is not a national of a European Economic Area state or Switzerland but who is a family member of such a national or who has derivative rights of residence.
- Reasonable evidence that the person has an outstanding application to vary their permission to be in the UK with the Home Office such as the Home Office acknowledgement letter or proof of postage evidence, or reasonable evidence that the person has an appeal or administrative review pending on an immigration decision, such as an appeal or administrative review reference number.
- Reasonable evidence that a person who is not a national of a European Economic Area state or Switzerland but who is a family member of such a national or who has derivative rights of residence in exercising treaty rights in the UK including:-
 - evidence of the applicant's own identity – such as a passport,
 - evidence of their relationship with the European Economic Area family member – e.g. a marriage certificate, civil partnership certificate or birth certificate, and
 - evidence that the European Economic Area national has a right of permanent residence in the UK or is one of the following if they have been in the UK for more than 3 months:
 - (i) working e.g. employment contract, wage slips, letter from the employer,
 - (ii) self-employed e.g. contracts, invoices, or audited accounts with a bank,
 - (iii) studying e.g. letter from the school, college or university and evidence of sufficient funds; or
 - (iv) self-sufficient e.g. bank statements.

Family members of European Economic Area nationals who are studying or financially independent must also provide evidence that the European Economic Area national and any family members hold comprehensive sickness insurance in the UK. This can include a private medical insurance policy, an EHIC card or an S1, S2 or S3 form.

Original documents must not be sent to licensing authorities. If the document copied is a passport, a copy of the following pages should be provided:-

- (i) any page containing the holder's personal details including nationality;
- (ii) any page containing the holder's photograph;
- (iii) any page containing the holder's signature;
- (iv) any page containing the date of expiry; and
- (v) any page containing information indicating the holder has permission to enter or remain in the UK and is permitted to work.

Continued from previous page...

If the document is not a passport, a copy of the whole document should be provided.

Your right to work will be checked as part of your licensing application and this could involve us checking your immigration status with the Home Office. We may otherwise share information with the Home Office. Your licence application will not be determined until you have complied with this guidance.

Home Office online right to work checking service

As an alternative to providing a copy of the documents listed above, applicants may demonstrate their right to work by allowing the licensing authority to carry out a check with the Home Office online right to work checking service.

To demonstrate their right to work via the Home Office online right to work checking service, applicants should include in this application their 9-digit share code (provided to them upon accessing the service at <https://www.gov.uk/prove-right-to-work>) which, along with the applicant's date of birth (provided within this application), will allow the licensing authority to carry out the check.

In order to establish the applicant's right to work, the check will need to indicate that the applicant is allowed to work in the United Kingdom and is not subject to a condition preventing them from doing work relating to the carrying on of a licensable activity.

An online check will not be possible in all circumstances because not all applicants will have an immigration status that can be checked online. The Home Office online right to work checking service sets out what information and/or documentation applicants will need in order to access the service. Applicants who are unable to obtain a share code from the service should submit copy documents as set out above.

Section 20 of 21

NOTES ON REGULATED ENTERTAINMENT

Continued from previous page...

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

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

Continued from previous page...

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

Section 21 of 21

PAYMENT DETAILS

This fee must be paid to the authority. If you complete the application online, you must pay it by debit or credit card.

Refer to BCP Council web pages: <https://www.bcpCouncil.gov.uk/business/licences-and-permits/premises-licence>.

* Fee amount (£)

190.00

DECLARATION

* I understand it is an offence, liable on summary conviction to a fine not exceeding level 5 on the standard scale, under section 158 of the Licensing Act 2003, to make a false statement in or in connection with this application.

* I understand that I must now advertise my application.

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

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

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

* Full name

Zilan Demir

* Capacity

Authorised Agent

* Date

28 / 07 / 2026
dd mm yyyy

Add another signatory

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

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

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

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

Continued from previous page...

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

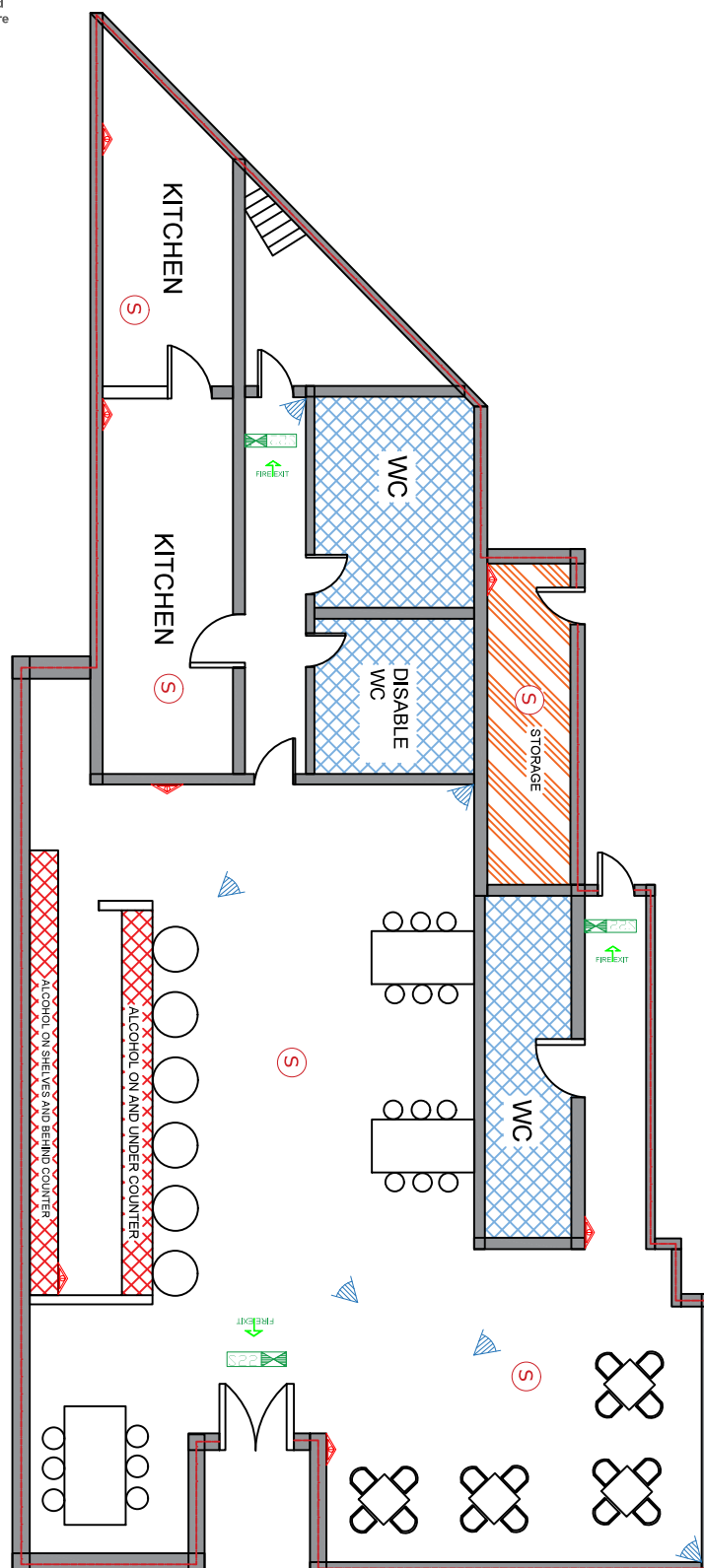
IT IS AN OFFENCE UNDER SECTION 24B OF THE IMMIGRATION ACT 1971 FOR A PERSON TO WORK WHEN THEY KNOW, OR HAVE REASONABLE CAUSE TO BELIEVE, THAT THEY ARE DISQUALIFIED FROM DOING SO BY REASON OF THEIR IMMIGRATION STATUS. THOSE WHO EMPLOY AN ADULT WITHOUT LEAVE OR WHO IS SUBJECT TO CONDITIONS AS TO EMPLOYMENT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

OFFICE USE ONLY

Applicant reference number	PL/BH14OES
Fee paid	
Payment provider reference	
ELMS Payment Reference	
Payment status	
Payment authorisation code	
Payment authorisation date	
Date and time submitted	
Approval deadline	
Error message	
Is Digitally signed	☐

Notes

1- This drawing is not for construction.
 2- All dimensions are to be checked on site and the architect is to be informed of any discrepancies before construction commences.
 3- All references to drawings refer to current revision of that drawing.
 4- The drawings are ADA GROUP property and should not be copied, reproduced or disclosed without written permission.



DRAWING SYMBOL KEY

- AMBIT OF PREMISES
- ALCOHOL
- STORAGE
- WC AREA
- SMOKE DETECTOR
- CCTV
- FIRE EXTINGUISHER
- INTERNALLY ILLUMINATED FIRE ESCAPE SIGN

ADDRESS
6 Bournemouth Road, BH14 0ES

PROJECT
Ground Floor Alcohol Plan

CLIENT

DATE
22/07/2026

REFERENCE NUMBER
WR-0594-GFBP

DRAWN BY

CHECKED BY

ATLAS LICENSING
455 West Green Road
London N15 3PW
admin@atlaslicensing.co.uk
02080982118

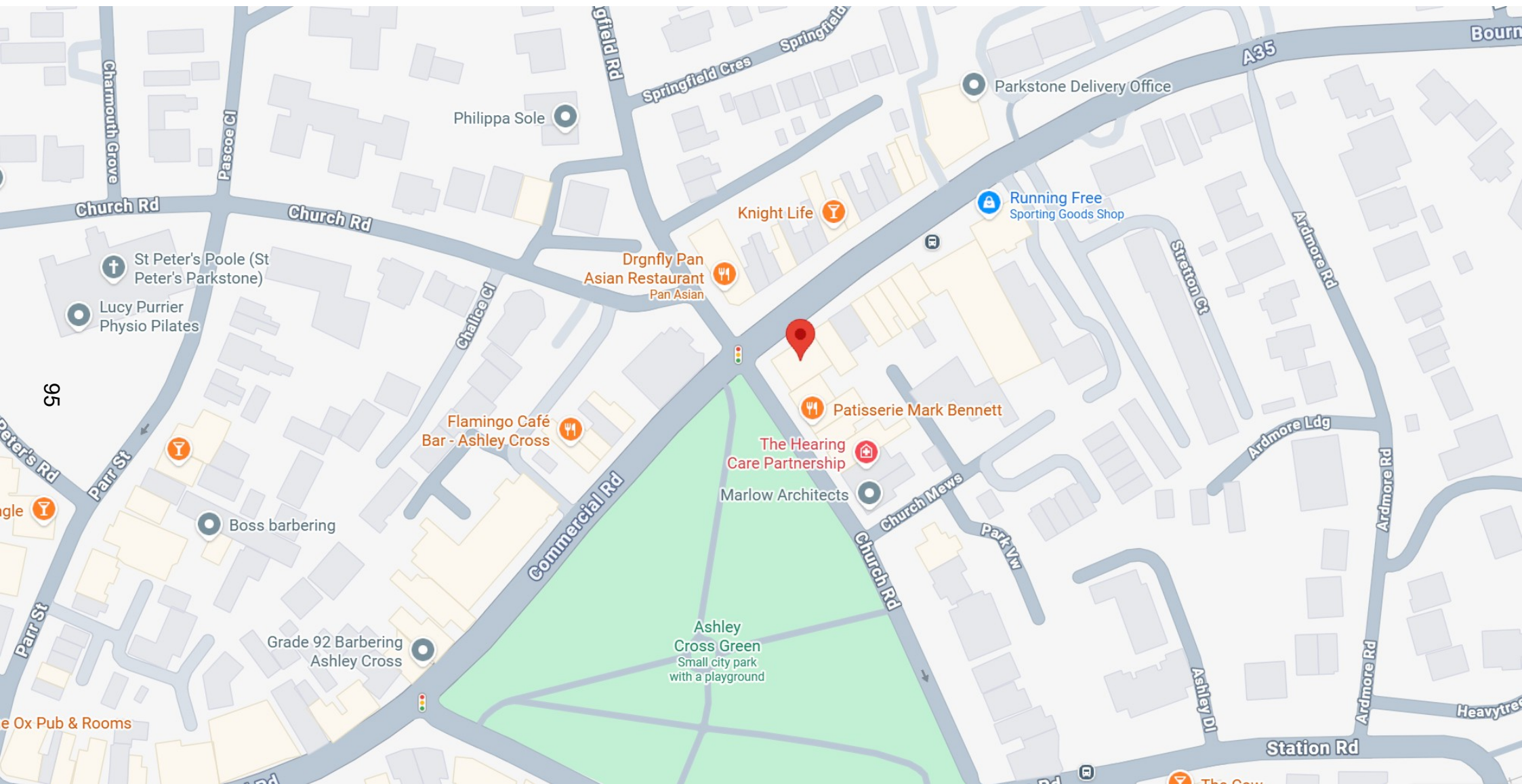
SHEET
1/1

SCALE
1/100 @A3



This page is intentionally left blank

APPENDIX 2



This page is intentionally left blank

REPRESENTATION IN OBJECTION TO APPLICATION FOR NEW APPLICATION**MAGNA CARTA, 4-6 BOURNEMOUTH ROAD, POOLE, BH14 0ES****(M238912)**

1	To the Licensing team. Regarding the Application for Magna Carta, Bournemouth road, Ashley Cross. My wife and I are (very) local residents to this Premises that is applying for a few licenses to sell alcohol, Have live music on and recorded music. The times they have asked for are ridiculous in a close nit residential area. We live literally 2 minutes from said premises, we strongly reject the licenses being applied for as they will massively impact our quality of life. We have two young children that sleep in rooms that will be directly affected by the noise. The vibration and the general disturbance that come with this type of establishment. Living in this area, we see how late night drinking and general disregard for the state of the Ashley cross affects us as a local family. The safety of us and for the revellers. We appreciate drinking is a fun activity in moderation, but allowing people to drink until 3.00am can only be a negative. People leaving this establishment will be well and truly inebriated. They don't leave quietly and the fall out will be sick on the streets, fights and total disregard for locals that are trying to get a good nights sleep. The safety of said revellers too, at this time of night, sensible people have mostly gone to bed, which means usually the ones that are up are out for a reason. And that reason is for no good. We do hope that you listen to your local residents and don't allow this to be another late night curse on our lovely village. We love living here and don't want it ruined by another late night drinking establishment. Kind regards
---	--

2	Licensing Objection for a New Premises Licence Magna Carta, 4-6 Bournemouth Road Parkstone BH14 0ES - Ref 238912 To Whom It May Concern, I am writing to formally object to the application for a new premises licence at the above premises. In my opinion approval of this licence undermines two of the statutory Licencing obligations, notably the prevention of public nuisance and the prevention of crime and disorder. I live at [REDACTED] Church Road, Poole, BH14 8UF which is located in close proximity to the premises. The application states that the new owners of this establishment are looking to enhance the entertainment offering, including music-led events to 03:00 on weekends. This is far in excess of the previous licence for this premises, an extension being granted to these times will have a number of negative effects on this primarily residential area. My objection is based on the following points. Noise Disruption. The proposed hours for live and recorded music, until 03.00, will cause unacceptable levels of noise including base and amp sounds, this will penetrate the walls and double glazing of my residential property. The request to have music playing until 03:00 on Fridays and Saturdays is wholly unacceptable. Licensed alcohol sales until 02:30 will also have a negative impact on noise in this area. Disturbance from patrons. More music events and later closing time will lead to high volumes of departing customers late at night creating shouting and anti social behavior. It will also undoubtedly cause an increase in litter/broken glass. This area already has a high level of late night footfall and the granting of this premises an extended license will only exacerbate the issue.
3	<u>EMAIL 1</u> Dear Members of the Licensing Committee, <u>Re: Objection to the New Premises Licence – Magna Carter, 4–6 Bournemouth Road, Parkstone BH14 0ES (Ref: 238912)</u> I wish to object to the application for a new Premises Licence for Magna Carter on the grounds of the prevention of public nuisance. I live in close proximity to the premises and am concerned that permitting live and recorded music together with alcohol sales into the early hours of the morning would have an unacceptable impact on nearby residents.

Ashley Cross is a thriving destination for restaurants and bars, but it is also a well-established residential community. The existing balance between commercial activity and residential amenity is an important feature of the area and should be carefully protected.

The application seeks recorded music until **3.00 am** on Fridays and Saturdays, with alcohol sales until **2.30 am**. These are exceptionally late hours for a premises situated within a predominantly residential area.

My principal concern is not simply the entertainment within the premises, but the inevitable disturbance caused by customers leaving late at night. Groups of people talking loudly, shouting (mostly alcohol fueled), waiting for taxis, vehicle movements, car doors and general dispersal noise are all likely to occur at a time when residents should reasonably expect to be sleeping.

I am also concerned that another venue operating until 3.00am will encourage customers from premises closing earlier in Ashley Cross and neighbouring areas to remain or move to the area for longer, extending late-night activity rather than allowing it to disperse. This creates additional pedestrian movement and noise in the early hours of the morning, increasing the risk of public nuisance for those living nearby.

The application does not, in my view, demonstrate that sufficient additional measures are proposed to prevent public nuisance arising from these extended hours. While management within the premises is important, it does not adequately address noise generated by patrons once they leave.

I fully support responsible hospitality businesses operating within Ashley Cross and appreciate the contribution they make to the local economy. My objection is not to the premises itself, but to the exceptionally late hours being sought and the cumulative effect of further extending late-night activity within an area where many people live.

For these reasons, I respectfully request that the Licensing Committee refuses the application.

Yours faithfully,

EMAIL 2

Dear Licensing Team,

I am writing as a local resident to express my concern regarding the number of recent licensing applications seeking to extend late-night entertainment and alcohol sales within Ashley Cross.

I have submitted formal representations in relation to the application by **Drgnfly**, and I have now become aware of the application for a new Premises Licence for **Magna Carter**, which also seeks permission for late-night entertainment and alcohol sales until the early hours.

	Whilst I appreciate that each application must be considered on its own merits, I am concerned that the Licensing Committee should also be mindful of the combined effect of multiple premises operating significantly later than has traditionally been the case in Ashley Cross. Ashley Cross has always been successful because it balances a vibrant hospitality sector with a substantial residential community. My concern is that, if several premises are permitted to operate until 3.00 am or later, the character of the area will inevitably change. Rather than customers dispersing as venues close, later-opening premises are likely to encourage people to remain in the area, moving between establishments and extending late-night activity well into the early hours of the morning. This would increase pedestrian traffic, loud conversations, taxis, vehicle movements and general disturbance at a time when nearby residents are entitled to expect peace and quiet. My concern is not directed at any individual business. I recognise the importance of restaurants and bars to Ashley Cross and support well-managed premises operating responsibly. However, I respectfully ask that, when determining these applications, the Committee considers not only the impact of each premises individually but also whether granting multiple late-night licenses would, collectively, undermine the licensing objective of preventing public nuisance. I would also be grateful if you could confirm whether these applications are likely to be determined by the same Licensing Committee, and if not, how the Committee considering each application will be made aware of the existence of other contemporaneous applications seeking similarly extended late-night hours in the immediate vicinity. It would seem important that Members are able to consider the wider context when assessing the potential for cumulative public nuisance. I would be grateful if this email could be brought to the attention of the Licensing Officers dealing with these applications and, if appropriate, the Licensing Committee. I would also like to add that it was only by chance that I found out about both applications and a concern I have is that I may miss future applications – as I did with Drift Bar – the only bar currently with a licence till 3am. Is there a way to be automatically notified of applications affecting the area. I am very frustrated that affected neighbouring residents are not directly consulted, it seems very unfair and does not take the wider community into consideration. Yours faithfully,
4	Dear Licensing Committee, I am writing to object to the application for a Premises Licence for Magna Carter. My representation relates solely to the licensing objective of preventing public nuisance.

	The proposed hours for recorded music until 3.00am and alcohol sales into the early hours would represent a significant increase in late-night activity within Ashley Cross. As someone living nearby, I am concerned that the greatest impact will not arise from activities inside the premises but from customers outside. Patrons leaving the venue late at night, waiting for transport, talking in groups and vehicle movements all have the potential to disturb neighbouring residents during the quietest hours of the night. Ashley Cross already accommodates a number of licensed premises. Adding another venue operating until 3.00 am is likely to encourage people to remain in the area for longer and move between premises after others have closed, extending rather than reducing late-night disturbance. Whilst I appreciate the importance of supporting local businesses, I do not believe this application sufficiently demonstrates how public nuisance will be prevented if the proposed hours are granted. I therefore respectfully request that the application is refused or, alternatively, that significantly earlier terminal hours are imposed. Yours faithfully,
5	I object to these applications as I feel it will change the village feel of Ashley Cross back to a late night drinking area as opposed to predominantly that of restaurants. When Le Bateau was operating in Ashley Cross late evening, together with Camden's there were bouncers on the doors and crowds of drinkers spilling onto the pavement outside Le Bateau and there was always a police presence and police vans which felt very intimidating and unsafe. This has changed and up until now Dragonfly has been operating as an upscale restaurant not needing a bouncer at the door. The new Flamingo restaurant has added to the number of quality eating places rather than just a bar and there is a safe family feel to being out late in Ashley Cross late in the evening. Having any venue open to 3-30 am would in my opinion be a backward step. The focus in the early hours will be on providing a late night bar / drinking venue rather than eating and will draw in drinkers from other bars when they close. There are many residents in Ashley Cross living adjacent to restaurants/ bars without cause for concern. This could all change if a restaurant is allowed a drinking and music licence to the early hours and residents would quite likely suffer from both noise pollution and anti social behaviour.

Your representation

Under the Licensing Act 2003, a representation is only considered relevant if it relates to the likely impact of the application on the promotion of the four licensing objectives:

- **Prevention of crime and disorder**
- **Public safety**
- **Prevention of public nuisance**
- **Protection of children from harm**

Representations that are deemed vexatious (intended to cause annoyance without valid reason) or frivolous (lacking seriousness or substance) will not be considered.

Enter your representation below, indicating which licensing objective(s) you consider applicable. Be as specific as you can and provide examples where relevant.

I am a resident of Springfield Road, located close to the premises seeking a new license, and I have concerns that the application may negatively affect the licensing objective of the 'prevention of a public nuisance' and 'the prevention of crime and disorder'.

My Concerns are as follows:

1. Noise Disturbance

Extending Licensable hours for recorded music to 03:30 and alcohol sales to 02:30 on Friday and Saturday nights, will result in increased noise from customers arriving, leaving, congregating outside the premises, and vehicle movements. As the area is predominantly residential, this has the potential to disturb local residents and affect their ability to enjoy their homes.

2. Anti-Social Behaviour and Crime

The sale of alcohol during the proposed hours may increase the likelihood of anti-social behaviour, public intoxication, shouting, and other disturbances in the surrounding area. This could adversely affect the licensing objective of preventing crime and disorder.

Despite Ashley Cross being a popular destination for people seeking an evening out, it remains primarily a residential area. I therefore consider the proposed hours up to 03:30 to be inappropriate.

I am aware that late licenses are already in place for one or two bars in the area. However, in my experience as a local resident, the closure of some other late night venues, including LeBateau, Camden and Patricks, has resulted in a significant reduction in noise disturbance, anti-social behaviour, and associated impacts often experienced by residents, such as shouting, disorderly conduct / fighting, broken glass, and vomit on pavements and public areas.

Extending licensable activities into the early hours of the morning for more venues (note the license application by Drngfly also) risks reversing these improvements and increasing disturbance to nearby residents, particularly when customers leave the premises late at night. Given the close proximity of residential to the proposed premises, I believe the application, as submitted, would have an adverse impact on local amenity and residents' quality of life.

I respectfully request that the Licensing Authority give careful consideration to these concerns when determining the application and consider either refusing the proposed hours or imposing more restrictive operating hours and appropriate conditions to protect local residents.

Continue on separate sheet if needed

Dear Licensing Team,

I am writing regarding the following premises-licence applications:

- Drgnfly, 1 Bournemouth Road, Poole, BH14 0EG – reference 238581.
- Magna Carta, 4-6 Bournemouth Road, Poole, BH14 0ES – reference 238912.

Please treat this email as a relevant representation in respect of both applications and place a copy on each application file.

I wish to make representations concerning the prevention of public nuisance and the prevention of crime and disorder.

I am not opposed in principle to either premises operating later or providing music, alcohol and late-night hospitality. However, I am concerned that the applications should not be considered solely in isolation when the premises are situated opposite one another and would operate late into the night at broadly the same times.

Drgnfly is seeking permission for live and recorded music and late-night refreshment until 3.30 am from Thursday to Saturday. Magna Carta is seeking a new premises licence permitting the sale of alcohol until 2.30 am and recorded music until 3.00 am on Fridays and Saturdays.

If both applications are granted as requested, two premises on opposite sides of Bournemouth Road could therefore be serving or entertaining customers until approximately 3.00-3.30 am. On Fridays and Saturdays, significant numbers of customers could leave the two venues within the same relatively short period.

I recognise that each application must be determined on its own merits. My concern is not about the commercial need for either premises, but the reasonably foreseeable interaction between two late-night venues operating directly opposite one another. This could increase or concentrate:

- Noise from music, customers, smoking areas and people waiting for transport.
- Alcohol-related antisocial behaviour and disorder.
- Movement of customers between the two premises.
- Queuing, loitering and gatherings outside the premises.
- Demand for taxis and private-hire vehicles, including associated engines, car doors, horns and obstruction.
- Littering, discarded bottles, glasses and food packaging.
- Public urination and other street fouling.
- The impact on nearby residential streets and public spaces, including the nearby park.
- Demand on police, Council cleansing services and other public resources during the early hours.

The overlap also risks creating uncertainty about responsibility for problems occurring between or close to the two premises, with each operator potentially unable to identify whether individuals have come from their own venue or the premises opposite.

BCP Council's Statement of Licensing Policy recognises that concentrations of people leaving licensed premises can result in noise, disorder, littering and street fouling. It

also recognises that public transport, public lavatories and street-cleaning provision may be unable to meet the demand created by concentrations of late-night customers. I appreciate that neither applicant can be held responsible for every person once they have left the premises and moved away from the immediate area. Nevertheless, both applicants can reasonably be expected to take effective measures to manage their entrances, customers, immediate surroundings and principal dispersal routes. I therefore ask that, before either application is granted, the Licensing Authority obtains clear and detailed proposals from both applicants addressing their individual and combined impact. If the applications are granted, I request that proportionate and enforceable conditions include:

1. Separate written noise-management plans for each premises, including appropriate noise limiters, closure of external doors and windows after 11.00 pm, no external loudspeakers and regular documented noise checks outside the premises.
2. Sufficient SIA-licensed door supervisors at each premises whenever it operates after midnight. The number and deployment times should be determined through a risk assessment agreed with Dorset Police, with security remaining in place until customers have dispersed.
3. Adequate privately provided security and management arrangements, rather than reliance on additional police patrols to manage the foreseeable effects of the extended hours.
4. Written dispersal policies covering the gradual winding down of activities, last admission and re-admission, taxi and private-hire collections, customer announcements and active supervision of people leaving the premises.
5. Consideration of staggered last-entry, music-finishing and dispersal arrangements to avoid both premises releasing large numbers of customers at the same time.
6. Supervision of smoking and other external areas, with appropriate limits on the number of customers outside and no glasses, bottles or open drinks being taken from either premises.
7. Responsible alcohol-service procedures at Magna Carta, including the refusal of service to intoxicated customers and maintenance of a refusals and incident log.
8. Toilet facilities remaining available until all customers have left, with staff and security actively discouraging public urination, street fouling and loitering in nearby residential streets or public spaces.
9. Regular litter inspections and cleaning by each operator covering their respective frontage and a clearly defined area around the premises. This should include an inspection after closing and a further morning inspection, with bottles, glasses, food packaging and other premises-related waste removed promptly.
10. Suitable CCTV coverage of each entrance and the immediate surrounding area, with recordings retained and made available to Dorset Police or authorised Council officers when lawfully requested.
11. Maintenance of incident, refusal, noise and complaints records, together with a clearly advertised telephone number through which residents can contact the responsible premises manager while the venues are operating.

	12. Effective liaison between the two operators, the Licensing Authority, Dorset Police and local residents so that responsibility for incidents is established and complaints are dealt with promptly. I would also welcome clarification of Magna Carta's intended premises opening and customer-dispersal times, as the notice specifies the hours for alcohol and recorded music but does not state when the premises would close to the public. Accordingly, I am not asking the Council to refuse either application outright. I am asking that the applications should not be granted in their current form without a coordinated assessment of their combined effect and clear, enforceable conditions protecting the surrounding residential neighbourhood and nearby public spaces. Please confirm receipt of this representation and that it has been recorded against both applications. Yours faithfully,
8	Licensing Department BCP Council Civic Centre Bourne Avenue Bournemouth BH2 6DY 10th August 2026 SUBJECT: Objection to application to premises licence application by Magna Carta 4-6 Bournemouth Road Poole BH14 0ES; application reference 238912 MAGNA CARTA APPLICATION: Live Music Sunday – 14:00 to 18:00 Recorded Music 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 03:00 Saturday – 10:00 to 03:00 Sunday – 10:00 to 00:00 Supply of Alcohol Monday – 10:00 to 23:30 Tuesday – 10:00 to 23:30 Wednesday – 10:00 to 23:30 Thursday – 10:00 to 23:30 Friday – 10:00 to 02:30 Saturday – 10:00 to 02:30 Sunday – 10:00 to 23:30 GROUNDS FOR OBJECTION: PLEASE NOTE THAT THIS OBJECTION IS ALMOST IDENTICAL TO THAT I HAVE SUBMITTED IN OBJECTION TO THE LICENCE VARIATION APPLICATION BY DRGNFLY RESTAURANT. THIS IS BECAUSE THE BASIS OF MY OBJECTION IS THE SAME. PREVENTION OF PUBLIC NUISANCE: Although the restaurants, pubs and bars contribute to Ashley Cross being "Poole's vibrant urban village" (pooletourism.com/explore/ashley-cross) Ashley Cross is a largely residential community, and not a city centre. There is already excessive noise related to entertainment venues in Ashley Cross.

Drift Bar sets a precedent for the consequences of granting a licence to open until 0300 at weekends. I do not know how much consultation with Ashley Cross residents was facilitated before BCP Council approved this licence. I think that the potential negative consequences for residents were such that this application should have been highlighted, whereas the onus seems to be on residents to monitor the notices on local premises' window or BCP Council website in order to object within a limited time frame.

I have already made 3 complaints to BCP Council regarding excessive noise, initially regarding music emanating from the premises that could be heard in my house on the other side of Ashley Cross Green, followed by complaints about the open front and patrons congregating outside the venue, shouting and screaming in the early hours of the morning, loud enough to be heard in my house with the windows closed. I subsequently made a complaint to the licensing department as surely this is in breach of licensing conditions; I have had no response.

This is exacerbated by noise from patrons leaving the various late night opening venues in Ashley Cross, who show a complete lack of consideration for local residents, shouting, screaming, slamming car doors, revving and turning their cars (exacerbated by unrestricted parking on the "cul de sac" street outside my house and the street facing the park).

After my initial noise complaint I was telephoned the next day by a very helpful officer from BCP Council who told me that he would have words with the licensee, and that I should phone BCP if the noise disturbance recurred. It did and I telephoned the BPC out of hours' emergency line, as per BCP website instructions, at about 2 am on a Sunday morning (Saturday night), and was told that it was too late for BCP officers to attend. The subsequent report had incorrect details of the name of the premises involved, and I have no evidence that BPC made any inspection of the premises; clearly any inspection needs to be at the relevant time.

My point is that late night entertainment venues in Ashley Cross are not properly regulated, and that to do so is difficult, requiring late night inspections, possibly legal action, and increased use of council resources.

There is also increasing littering, including broken glass and cigarette butts, on the pavements and the green, most apparent on Sunday mornings.

It seems that the granting of late night licences is contributing to a culture where Ashley Cross is viewed as a late night destination, and to disrespect for the residents. I am incredulous that BPC granted a licence to any premises in Ashley Cross to sell alcohol beyond 12.30 am and open beyond 01.00 am. If Magna Carta's application is granted, this will exacerbate the existing problems, with a high risk of more people travelling to Ashley Cross as a late night destination, with worsening of the kind of anti-social behaviour that has marred towns and cities in the UK and beyond.

Whilst I think it reasonable for a small number of entertainment venues to have licences to open until 0100 am on Friday or Saturday nights, with strictly enforced conditions prohibiting congregation outdoors or uncontained loud music, I question how Ashley Cross residents are expected to cope with regular noise disruption to beyond 3 am

PUBLIC SAFETY:

At 2.50 am on 28th June I, a woman on my own, went out to check the source of the loud noise that was audible through my closed windows. The front of Drift Bar was open and patrons were spilling

	out onto the pavement and road. I took a picture and have attached it to this email: my smartphone image quality is poor but confirms this. Clearly standing on the road is a public safety risk. I have witnessed cars drive the wrong way on the one way section of Church Road between Bournemouth Road and Station Road numerous times; this seems particularly frequent late on Saturday nights. PREVENTION OF CRIME AND DISORDER: During the “Grooves on the Green” event I witnessed a group of men snorting drugs opposite my house, in broad daylight. The relevance is the apparently increasing perception of Ashley Green as an area where anti-social behaviour is tolerated. I believe that this will be exacerbated by further late night (in fact early morning) entertainment licences. SUMMARY: I accept some late night disruption and noise in return for living so close to the amenities and transport links of Ashley Cross. However, I consider a licence to sell alcohol until 2.30 am and play recorded music to 3 am on Friday and Saturday nights unreasonable within a residential area. I expect BCP Council to consider the consequences for residents, including their ability to do their jobs and contribute to the community in the face of repeated sleep disruption, and the wider consequences of turning Ashley Cross into the equivalent of a “stag night” destination, with short term financial gains for businesses and BCP Council, but potentially severe longer term social consequences for Ashley Cross, and financial costs for BCP Council. Yours faithfully,
9	<u>EMAIL1</u> Dear Sir/ Madam I am writing to say that I strongly oppose to both the Dragon Fly and the Manga Carta opening until 3 am in Ashley Cross, Poole. This is a residential area, a family area which is increasingly becoming akin to the likes of Bournemouth what with stag/hen nights, fighting, smashed windows and debris strewn everywhere. I despair of the anti social behaviour in this much loved area known as “The Village” Kind Regards <u>EMAIL 2</u> Dear Sir/Madam Thank you for your prompt email Regarding my disappointment in yet another two hostilities opening until 3 30 which did in fact, collate not to my concerns of the area, but of the impact that the customers, mostly drunk, noisy and hostile at that time of night leave the premises at that time and the antisocial behaviour that ensues. Thank you for taking the time to respond. Kind Regards

10	WITHDRAWN
11	Attn of Licensing team On 6th august I sent an objection to extended licensing hrs applied for by Dragonfly on Bournemouth Rd Ashley Cross. Now we also have an application for Magna Carta (previously Camden) to have a 3am license . They are on Bournemouth Rd opposite the Dragonfly Both in the heart of Ashley Cross. In my previous objection I was concerned that the Dragonfly application would lead to others applications and cause a lot of problems in this Residential area . Below is a copy of the original objection sent on 6th August and I object for all those reasons . For the attention of Licensing Team Ref : Licensing Objecting for a Variation of a Premises Licence at Dragonfly 1 Bournemouth Rd Ashley Cross BH14 0EG I would like to officially register my complaint ref the above premises application. I live at [REDACTED] which is a short walking distance from the Dragonfly. There are many residential flats and houses surrounding the Ashley Cross Green that would be impacted by the increased noise and risk of public nuisance. This premises has been a restaurant with no impact on local community. Their application is to become a music and late night drinks with extended closing time. Ashley Cross already has Drift offering that with closure at 3am This already gives residents noise and disturbance in the early hours and if there were another venue with music also serving alcohol till the early hours then this will become a much bigger Public Nuisance I believe that the Police have objections to the application I firmly believe that allowing this to happen would cause residents a lot more disturbance and if this is allowed it gives opportunity for any other establishment to do the same Which would be an unacceptable situation in a very residential area. Yours Faithfully
12	To: Licensing Team, BCP Council, Civic Centre Re: Licensing Application 238912 – Magna Carta Bar Objection to proposed extension to 3:00am on Fridays and Saturdays

	Dear Licensing Team, We are writing to object to the proposal for Magna Carta Bar to operate until 3:00am on Fridays and Saturdays. We live at [REDACTED], less than 100 yards from the premises, and would therefore be directly affected by any increase in late-night noise and activity. The surrounding area is predominantly residential, with families and children living nearby, and we believe residents should reasonably be able to expect a quiet environment during the early hours. Our main concern is noise and disturbance. At 2am and later, background noise is naturally much lower, meaning amplified music, bass, singing and customer noise can be particularly intrusive. There can also be disturbance when customers leave the premises, including people talking outside, waiting for taxis, opening and closing car doors and walking through nearby residential streets. This could significantly affect residents' sleep, including children and families. We are also aware that Drgnfly restaurant, directly opposite Magna Carta, has applied for an extension of live music until 3:30am (Licensing Application 238-581). If both applications were granted, there would potentially be two venues directly opposite one another operating into the early hours. We are concerned about the cumulative impact this could have on the surrounding residential community, including increased noise, pedestrian activity, taxis and private vehicles, as well as additional police vehicles and ambulances attending the area if incidents or emergencies arise. These impacts should be considered together rather than assessing the Magna Carta application in isolation. There is also a concern about litter and discarded items associated with late-night activity, including bottles, glasses and cans being left in the surrounding streets and residential areas. This would add to the impact on the appearance and amenity of the neighbourhood, particularly when customers are dispersing late at night. We are not opposed to Magna Carta operating as a business or providing appropriate entertainment. Our objection is specifically to the proposed late terminal hour of 3:00am on Fridays and Saturdays and the potential impact on the residential community so close to the premises. We therefore ask the Committee to refuse the proposed extension or, at the very least, to impose a substantially earlier terminal hour together with effective conditions covering sound levels, sound insulation, speaker positioning, external areas, litter and the management of customers leaving the premises. We would be grateful if this representation could be formally recorded against Licensing Application 238912 and taken into consideration when the application is determined. Yours faithfully, 13th August 2026
13	Dear licensing department,

This email is in relation to a licensing application for Magna Carta, on Bournemouth Road.

I am a resident of [REDACTED] and would like to formally oppose their most recent application. This application requests permission to sell alcohol and to play disruptive music and entertainment until midnight during the weekdays and 3am every weekend.

From a public point-of-view, should this application be approved, the local park is likely to become an antisocial hotspot and the noise of intoxicated people and music would greatly disrupt the sleep of all local residents. From a personal point-of-view, I work shift work including weekends, so will never have respite from these activities, turning what is supposed to be my home into a shaking, noisy flat. Furthermore, I would be forced to leave my home for the aforementioned shift work and pass intoxicated people regularly (perhaps even daily), which poses a massive safety risk.

I have organised this objection thusly in the hopes it may be read thoroughly and taken seriously.

Noise

Amplified music and late-night activity will disturb my homelife, and I have no doubt it will do so for other local residents as well. The premises already hosts a plethora of noise-based issues and complaints, shown by the Licensing Team intervening when they failed to comply with the previously more acceptable restraints placed upon them. With changes of management and time passing, this has been long forgotten and the noise has reached a height never seen before. Should their current restrictions be eased and permissions granted, I fear they would only disregard them and push the boundaries as they have done in the past.

The proposed times and dates would fall outside of the unsocial hours and would leave no respite for local residents.

The disturbance associated with late-night premises is not limited to the music played inside. It includes bass and low-frequency sound travelling through the structure of the building, customers talking and shouting outside, doors opening and closing, activity around smoking areas, taxis and vehicles arriving and departing, and customers leaving the premises. We can hear and feel the music [REDACTED]. We are also unable to safely open our windows because of the smoke from customers and staff, meaning we cannot use the facilities we pay for.

Social and Personal Effects

Should the Licensing Authority decide to ignore the pleas of those directly impacted by this matter, I must insist that robust, measurable and enforceable conditions are imposed.

For example,

Amplified music is controlled as to not cause a nuisance or disturbance within neighbouring residential premises.

Consideration is given to bass and low-frequency noise, which can travel through the structure of a building even where general music levels may appear reasonable.

Suitable noise-limiting equipment is installed where appropriate and set at a level agreed with the relevant Environmental Health Officer.

Any noise limiter is tamper-proof and cannot be adjusted by staff or performers without appropriate authorisation. The limit would be set by a reputable body, such as the

Environmental Health Officer The premises operates an effective system for monitoring and recording noise level.

Complaints regarding noise are recorded and promptly investigated.

Doors and windows are appropriately managed to prevent amplified music and other noise escaping from the premises, including soft-closure fittings.

A clear and effective dispersal procedure is implemented to minimise noise and disturbance when customers leave.

In my professional opinion, music stopping at midnight during the weekdays and 3am at the weekends does not mean that customers leave promptly. In practice, customers can remain for a considerable period afterwards while finishing drinks, leaving the premises, arranging transport or congregating outside. I frequently see that people remain in the vicinity for approximately an hour after the music has stopped. Late-night alcohol consumption also increases the likelihood of intoxication, arguments, disorder and inappropriate behaviour when customers eventually leave. [REDACTED] I have no practical ability to distance myself from these effects. Any significant noise or disorder immediately outside the premises would [REDACTED] have a direct impact on my mental wellbeing and quality of life.

Resident's Perspective

The proposed midnight during the weekdays and 3am at the weekends terminal hour would allow activity associated with the premises to continue well into the early morning, including music, customer noise, arrivals and departures, taxis, vehicles and the dispersal of patrons. It is the cumulative effect of these issues that concerns me most. I live with the genuine fear that, should the problems associated with late-night operation return or become worse, I will have to move elsewhere.

I love where I live. I do not want to leave. I do not believe it is reasonable that I should be forced to leave my home as a result of a business I neighbour. I ask the Licensing Authority to recognise that the impact upon a resident living directly above the premises is particularly significant. I cannot simply close my front door and remove myself from the consequences of late-night operation; [REDACTED]

Local Considerations

Customers leaving at approximately 03:00 will result in taxis, private vehicles and other forms of transport waiting or stopping outside the premises. Customers may also congregate while arranging their journey home. This can result in additional noise from conversations, shouting, vehicle engines, car doors and general movement around the premises. Similarly, the one-way road adjacent to Bournemouth Road is likely to be disregarded by drivers believing the late hour means traffic laws do not apply to them. This is unsafe by any means, but especially so where intoxicated people are congregated.

Another local bar, Drift, has similar closing times. [REDACTED] I can hear its music from within my flat further up the high street. I have also witnessed people leaving the venue visibly intoxicated, including people stumbling into oncoming traffic, as well as smoking and shouting. I appreciate that each premises must be considered on an individual basis, however these experiences demonstrate the consequences of allowing a venue in the area to operate until 03:00. [REDACTED]

Requested Outcome

For the reasons outlined above, I respectfully request that the Licensing Authority refuse the proposed until midnight during the weekdays and 3am at the weekends terminal hour and

	instead impose substantially reduced operating hours. Such noise has been a long-standing issue that cannot be allowed to continue, nevertheless worsen. I fully recognise the legitimate commercial interests of Magna Carta and the importance of allowing businesses to operate. However, I do not believe that the commercial benefit of permitting the sale of alcohol and music until midnight during the weekdays and 3am at the weekends should come at the cost of detrimental damage to the lives of local residents. There will be no respite. This is my home. I should be able to sleep, work, open my windows and leave/enter the home without having to fear that a late-night venue [REDACTED] will regularly prevent me from doing so. I request that my objection is given full consideration when determining this application and that the proposed midnight and 3am closing time is not granted. Thank you,
14	Dear Sir/Madam, I am writing to you to voice my concerns about the recent Licencing application by Magna Carta (Magna Carta, 4-6 Bournemouth Road, Poole, BH14 0ES) (REF: 238912). When I first moved into my premises, the original spot was a burger restaurant, Camden. At some point during their stint at the address, they started playing extremely loud music until 2am on Fridays and Saturdays. This resulted in the front of Camden becoming very loud and busy with lots of people hanging around during, and after their operating hours. Often times there were arguments, glass being smashed, and other instances that made it difficult to sleep. My concern is that, with Magna Carta's request, I will not have a single waking hour where I won't hear music. 10:00-00:00 every single weekday is a little worrying. I understand that they are a cocktail bar, and so them playing music until 03:00 is to be expected, but from 10:00 is a very long length of time. I'm worried that I will only have 7 hours total on Fridays and Saturdays where I won't be hearing loud music coming from downstairs. The amount of anti-social behaviour I experienced from Camden, I feel, will only worsen with Magna Carta being a cocktail bar that will become a nightclub on weekends. A decibel limiter downstairs preventing them from going over a certain threshold would be a massive help toward my concerns.

	I'm not against the business at all; I am just concerned with operating hours and the anti-social behaviour it will bring; especially when the original spot was a restaurant. Thank you for taking the time to read this. Yours Sincerely,
15	Dear Licensing Team, I am writing to make a formal representation in objection to Premises Licence Application 238912 – Magna Carta, 4–6 Bournemouth Road, Poole BH14 0ES. I am a resident of an apartment within the same building / immediately adjoining the premises and would therefore be directly affected by the proposed activities and operating hours. My objection relates primarily to the licensing objective of the prevention of public nuisance. The application seeks permission for recorded music until 03:00 on Fridays and Saturdays and until 00:00 on the remaining days of the week, together with the supply of alcohol until 02:30 on Fridays and Saturdays. Given the immediate proximity of residential accommodation, I am seriously concerned that these hours would result in unreasonable noise and disturbance to residents, particularly during normal sleeping hours. My concerns include: • transmission of amplified music and bass into residential apartments; • noise from customers leaving the premises late at night; • people congregating, talking or shouting outside the premises; • disturbance associated with taxis, vehicles and collections after closing; • the cumulative effect of operating until approximately 03:00 immediately beside residential accommodation. The fact that residential apartments are situated in such close proximity to the premises makes the proposed late-night hours particularly concerning. Noise levels which may be acceptable during daytime or early evening hours can cause substantial disturbance within a residential property during the early hours of the morning. I therefore object to the application in its current form. If the Council is minded to grant the premises licence, I ask that substantially earlier terminal hours for recorded music and alcohol sales are considered, together with appropriate enforceable noise-control conditions to protect residents.

	I would be grateful if you could confirm that this representation has been received within the consultation period and will be taken into consideration. Kind regards,
16	

Your representation

Under the Licensing Act 2003, a representation is only considered relevant if it relates to the likely impact of the application on the promotion of the four licensing objectives:

- Prevention of crime and disorder
- Public safety
- Prevention of public nuisance
- Protection of children from harm

Representations that are deemed vexatious (intended to cause annoyance without valid reason) or frivolous (lacking seriousness or substance) will not be considered.

Enter your representation below, indicating which licensing objective(s) you consider applicable. Be as specific as you can and provide examples where relevant.

I am making this representation in regards the following:

A) closing times proposed for Friday + Saturday nights
The previous bar, Comden, was open until 2am and upon closing there was a large amount of public disturbance in the street from patrons leaving the premises, such as shouting, fights breaking out and people loitering in the street before going home. I feel an extra hour of trading will only exacerbate this issue. I live above the proposed venue and am concerned about this.

B) I note the bar is also planning to stay open until 00:00 on a Sunday night. This is 2 hours later than the previous bar and again I feel this will cause noise disturbance.

C) I would like to ask whether the owners of Magna Carta have sound proofed the venue as they will be playing music 7 days a week and it would be a reasonable thing to do in an attempt to be considerate of people living above the venue.

Continue on separate sheet if needed

17	To Whom it may concern, We would like to object to the above licence application being allowed to play music until 3am Fridays and Saturdays. This bar is based below some residential flats and music being allowed to be played until 3am is extremely late and could be potentially very loud for those living directly above or around this bar. Previous tenants have objected to and have had the licence altered due to this reason in the past, due to the licence restrictions then being ignored. Let us prevent a similar occurrence this time by restricting it to 12pm. Also the serving of alcohol until 2.30am on Fridays and Saturdays is going to result in some highly anti social behaviour, meaning noise and disturbance in the early hours of the morning, involving probable police activity and possibly other anti social behaviours being carried out outside the bar. This is not a location for a 'nightclub' type premises however it will become such if this licence is not restricted. Ashley Cross is currently a pleasant village with a good vibe during the day and also at night, however this could easily become another ghetto type area as seen in Bournemouth where women are afraid to walk the streets after a certain time of night, where the public have had to provide their own policing and security which has resulted in the area now having a very poor reputation resulting in a loss of business for the local nighttime economy. This bar is located in the centre of the village and it is very questionable as to how it ever became a nightclub type of venue. I'm pretty sure that good nightlife can still be enjoyed during these hours without the extra cost of policing this business after midnight. Let's keep the nightclubs in Bournemouth town centre where it is more appropriate and expected, and more easily policed in one area. With best wishes,
18	To: Licensing Team, BCP Council Re: Magna Carta, 4–6 Bournemouth Road, Poole BH14 0ES Application Reference: 238912 Applicant: Berkcan Altun Dear Licensing Team, I am writing to make a formal representation regarding the above application for a new premises licence. I live immediately adjacent to the premises with my family, including my two daughters, and I am concerned that the hours requested, particularly on Friday and Saturday nights, would have a significant impact on neighbouring residents. I am not opposed to the premises operating as a business, nor to a reasonable premises licence being granted. My principal concern is the proposed late-night operation until 03:00 on Fridays and Saturdays, including recorded music until 03:00 and the supply of alcohol until 02:30. I believe these hours are excessive given the close proximity of residential properties.

My representation relates principally to the licensing objectives of **the prevention of public nuisance** and **the protection of children from harm**.

Prevention of Public Nuisance

As an immediately adjacent resident, noise from the premises is already clearly audible from our property. Of particular concern is activity at the rear of the premises, where staff work and beer kegs and other items are handled. This can generate considerable noise, including voices, movement of equipment, bottles and kegs, and general staff activity.

Noise of this nature is substantially more intrusive late at night, when background noise in the surrounding residential area has reduced. Extending the operation of the premises into the early hours of the morning therefore has the potential to cause significant sleep disturbance to my family and other nearby residents.

I am also concerned about the likely disturbance associated with customers leaving the premises between midnight and 03:00. This could include raised voices, people congregating outside, taxis or private vehicles arriving and departing, car doors closing, and other noise associated with dispersal.

The proposed hours would potentially mean that these disturbances continue well beyond midnight on both Friday and Saturday and that staff clearing up, moving waste, handling kegs or closing the premises could continue later still.

I would therefore ask the Licensing Authority to consider substantially reducing the proposed **00:00–03:00 Friday and Saturday operating period** and imposing appropriate conditions to protect neighbouring residents.

In particular, I would welcome consideration of conditions requiring:

- a substantially earlier terminal hour for recorded music and late-night operation;
- doors and windows to remain closed when amplified or recorded music is being played late in the evening, except for access and egress;
- effective management of customers leaving the premises, including measures to prevent customers congregating or making excessive noise outside;
- no movement, delivery or collection of beer kegs, bottles, bins, waste or other noisy equipment at the rear of the premises during late-night or early-morning hours;
- staff to keep noise at the rear of the premises to an absolute minimum, particularly during closing and clean-up;
- appropriate sound insulation and noise-limiting measures for amplified and recorded music;
- regular monitoring of noise levels at the boundary with neighbouring residential properties; and

- a clear procedure through which neighbouring residents can contact the premises promptly if excessive noise occurs.

I would particularly welcome an assurance that the rear of the premises will not effectively become an extension of the licensed entertainment area or an area in which staff or customers congregate late at night.

Protection of Children from Harm

I also ask the Licensing Authority to consider the impact upon children living immediately adjacent to the premises.

I have two daughters living at our home. My concern under this licensing objective is primarily the effect that very late-night operation could have upon their home environment, particularly disturbance during sleeping hours and potential exposure to inappropriate late-night behaviour immediately beside our property.

A premises selling alcohol until 02:30 and operating until 03:00 could result in intoxicated customers remaining in the immediate vicinity into the early hours. Appropriate management of customers, particularly as they leave the premises, is therefore important not only for preventing public nuisance but also for maintaining a safe and appropriate environment for families and children living nearby.

I would welcome appropriate safeguards regarding age verification and underage alcohol sales as part of the licence. More specifically as an adjoining resident, however, I ask that the potential impact of late-night alcohol-related behaviour on children living immediately beside the premises is taken into account when determining suitable operating hours and licence conditions.

Requested Outcome

I respectfully ask BCP Council to **substantially reduce the proposed Friday and Saturday late-night hours**, particularly the period between midnight and 03:00, and to attach robust and enforceable conditions relating to noise, customer dispersal, use of the rear of the premises, waste and keg handling, and late-night staff activity.

I believe there is a reasonable balance to be found that allows the premises to operate successfully while respecting the right of neighbouring residents to enjoy their homes without unreasonable late-night disturbance.

Given that my property is immediately adjacent to the premises, I would also be grateful for the opportunity to participate in any licensing hearing or further consultation arising from this representation.

Yours faithfully,

RE: Objection to Premises Licence Application

I am writing to submit a formal objection to the premises licence application for **Magna Carta**, 4-6 Bournemouth Road, Ashley Cross, Poole, BH14 0ES.

I am objecting as a local resident living in the immediate vicinity whose daily life and family will be directly impacted by the operation of this venue at these extended hours.

This application directly undermines three of the four core statutory licensing objectives of the Licensing Act 2003:

1. **The prevention of public nuisance**
2. **The prevention of crime and disorder**
3. **The protection of children from harm**

1. Prevention of Public Nuisance (Late-Night Noise and Car Disturbance)

The applicant is applying for recorded music and the supply of alcohol until **03:00 on Fridays and Saturdays**, and **00:00 from Sunday to Thursday**.

- Ashley Cross is a mixed residential and commercial area. Allowing a venue to play amplified recorded music until 3:00 am and disperse intoxicated patrons at that hour creates an unacceptable noise nuisance.
- Patrons leaving the venue at 3:00 am slamming car doors, shouting, starting engines, and driving off will shatter the quiet of the night. This persistent noise will disrupt sleep for residents who have work and school commitments the following morning.

2. Protection of Children from Harm

- Many families with young children live within immediate earshot of Bournemouth Road and the surrounding residential streets.
- High-volume music and rowdy customer dispersal extending until 3:00 am on weekends—and midnight during the week—directly harms the welfare of local children by repeatedly waking them, causing sleep deprivation, and severely impacting family well-being.

3. Prevention of Crime and Disorder / Anti-Social Behaviour

- Granting an alcohol license and entertainment until 03:00 acts as a magnet for late-night foot traffic and excessive drinking.
- Allowing alcohol sales and vertical drinking until these late hours dramatically increases the risk of alcohol-related anti-social behaviour, public urination, vandalism, and low-level street disorder in our neighbourhood.

Conclusion and Request

The proposed hours—especially closing at 03:00 on weekends—are completely unsuited to this location and will cause profound harm to local families and residents. I respectfully request that the Licensing Authority **reject** the application in its current form, or at the very least restrict terminal hours for alcohol and recorded music to no later than 23:00 Sunday to Thursday and 00:00 Friday and Saturday, with strict conditions regarding sound-proofing, closed doors/windows, and monitored dispersal.

Yours faithfully,

20	Good afternoon, As one of the two Poole Town Councillors for the Ashley Cross area, please find my submission in response to the applications for Magna Carter and Drngfly. My submission is based on several conversations and other communications with residents who live in the surrounding roads, primarily Springfield Road and Springfield Crescent who are most affected by the applications. I have suggested they also make comments on their own behalf. The Drngfly application (ref: 238581) is straightforward but to extend drinking hours in the Magna Carter (ref. 238912) is also causing concern. I understand that it is useful to provide some evidence of the increased antisocial behaviour in the area. These may help. CCTV appeal following assault outside Ashely Cross bar Bournemouth Echo (20+) Facebook Appeal after incident in Le Bateau in Ashley Cross Bournemouth Echo Police investigate assault at Camden Bar in Poole Bournemouth Echo I do also have to say that the police initiated a 'cumulative impact assessment' in Ashley Cross. Of course, this was a long time ago (2012) but the point is that the bars do have a past correlation with antisocial behaviour and what is the guarantee this would not happen again. Schedule of Responses to Licensing Policy I attach my two completed forms, Kind regards Xena Dion <u>Attachment</u> <u>The Prevention of Crime and Disorder</u> We object to extended licensing hours on Fridays and Saturdays for the following reasons. Evidence linking late night opening of drinking establishments and criminal activity including violence and antisocial behaviour is clear (https://www.ias.org.uk/report/crime-and-disorder-in-the-night-time-economy/). Ashley Cross saw a large rise in such behaviour several years ago linked to alcohol and drugs, many being sold within the bars. Residents and victims of assault brought a petition to the Licensing Committee to stop the late night openings. Reversing these restrictions and allowing late night opening highly risks the return of crime and disorder. <u>The Prevention of Public Nuisance</u> Ashley Cross is primarily a residential area. Bar customers park along the roads in front of people's houses. They return to their cars often drunk, laughing, shouting and, from reports by residents, not uncommonly urinating or vomiting in their gardens.
----	--

This may be tolerable just after midnight, but at 3.00am/3.30am it is unacceptable. Residents also report the nuisance of litter, broken glass and drug paraphernalia around the Green which will increase with longer drinking hours.

Public Safety

Residents have also expressed concerns around public safety. The correlation between drinking and violence is well documented.

The bar sits on a busy main road and people are at risk from walking straight into the line of traffic to cross over.

Concerns were also raised about 'date rape' associated drugs being used in the bar with increased risk from extended hours.

Signed: Xena Dion

Dated: 13.08.26

This page is intentionally left blank

From: [Paul Barker](#)
To: [Tania Jardim](#)
Subject: RE: NEW PREMISES APPLICATION FOR MAGNA CARTA 4-6 Bournemouth Road, Poole, BH14 0ES (M238912)
Date: 05 August 2026 15:14:49
Attachments: [image001.png](#)

Hi Tania

As discussed earlier, I have visited the premises and met with the new operators.

Given the existing issues relating to sound transmission at the property, together with the extensive renovation works that have already commenced, Environmental Health wishes to object to this application pending the completion of a comprehensive Noise Impact Assessment.

Furthermore, any noise attenuation measures identified within the assessment should be fully implemented before the application is reconsidered.

Kind regards

Paul



Paul Barker
Environmental Health Officer
Communities
T. 01202 128847
paul.barker@bcpcouncil.gov.uk
bcpcouncil.gov.uk

From: [Paul Barker](#)
To: [ADMIN - ATLAS LICENSING](#)
Subject: Re: NEW PREMISES APPLICATION FOR MAGNA CARTA 4-6 Bournemouth Road, Poole, BH14 0ES (M238912)
Date: 27 August 2026 08:55:10
Attachments: [image002.png](#)
[image003.jpg](#)
[image.png](#)
[image.png](#)

Hi Zilan

I hope you are keeping well

I'm conscious that the consultation period for this application is close to ending. Acoustic assessments can take some time to arrange and complete, so I wanted to ask whether you would be minded to resolve Environmental Health's objection by agreeing a suitable condition to secure the issue.

To resolve Environmental Health's objection at this stage, I would ask that your client considers agreeing the following condition:

Prior to any regulated entertainment taking place at the premises, an acoustic assessment shall be undertaken by a suitably qualified and independent acoustic consultant.

The assessment shall evaluate the effectiveness of all existing noise attenuation measures within the premises, including the acoustic ceiling, and shall identify any works necessary to prevent noise breakout from the premises so as to avoid public nuisance at nearby noise-sensitive properties.

All recommendations contained within the acoustic assessment shall be implemented in full before any regulated entertainment takes place.

The premises licence holder shall ensure that all acoustic attenuation measures and any noise limiting device identified within the acoustic assessment are thereafter retained, maintained and operated in accordance with the acoustic consultant's recommendations at all times when regulated entertainment is taking place.

No alterations shall be made to any acoustic attenuation measure, including the acoustic ceiling, walls, doors, windows, lobbies or any noise limiting device installed for the purpose of controlling noise breakout, unless supported by written advice from a suitably qualified acoustic consultant demonstrating that the alteration will not adversely affect the acoustic performance of the premises.

I'm happy to liaise with your acoustic consultant if that would expedite matters, noting your client's intention to commence trading at the earliest opportunity.

Kind regards

Paul



Paul Barker
Environmental Health Officer
Communities
T. 01202 128847
paul.barker@bcpcouncil.gov.uk
bcpcouncil.gov.uk

From: [Paul Barker](#)
To: [ADMIN - ATLAS LICENSING](#)
Cc: [Tania Jardim](#)
Subject: RE: NEW PREMISES APPLICATION FOR MAGNA CARTA 4-6 Bournemouth Road, Poole, BH14 0ES (M238912)
Date: 03 September 2026 09:51:00
Attachments: [image002.png](#)

Dear Zilan

Thank you for submitting the Noise Impact Assessment dated August 2026.

Having reviewed the report, the Council considers that further information is required before the impact of the proposed operation, particularly entertainment use, can be fully assessed. The report concludes that live entertainment would exceed the applicable noise criteria at neighbouring noise-sensitive receptors and that mitigation measures would be necessary to achieve compliance.

In particular, the following matters require clarification and/or further evidence:

The assessment of live entertainment is based on assumed source noise levels rather than measurements from representative live music events or comparable venues. Further justification of the adopted source levels is required.

No assessment has been provided of customer arrival, departure, smoking area use, external congregating or dispersal noise associated with the proposed operation until 02:30 on Fridays and Saturdays.

The report does not assess low-frequency music or bass transmission, which is often the primary cause of disturbance from licensed premises.

Whilst the report recommends an 11 dB improvement in sound insulation, no details have been provided regarding the existing construction, proposed acoustic upgrades, or evidence that the required improvement can be achieved in practice.

The plant noise assessment is based on indicative limits only, as the proposed plant specification has not yet been confirmed.

Additionally, the Council has also received information [REDACTED] that an appointment was arranged with the consultant to undertake measurements within the dwelling, however the consultant did not attend. As [REDACTED] represents the most sensitive receptor, it is unclear whether access was ultimately obtained and whether any measurements were undertaken within the property. Clarification is therefore required regarding the extent of any surveys carried out within the residential accommodation and the data relied upon in assessing impacts on this receptor.

Accordingly, Environmental Health is unable at this stage to conclude that regulated entertainment can be accommodated without giving rise to unacceptable disturbance to nearby residential occupiers, particularly the dwelling directly above the premises. Additional information addressing the points above should be submitted for further review.

Kind regards

Paul



Paul Barker
Environmental Health Officer
Communities
T. 01202 128847
paul.barker@bcpcouncil.gov.uk
bcpcouncil.gov.uk

From: ADMIN - ATLAS LICENSING

Sent: 02 September 2026 15:02

To: Paul Barker <paul.barker@bcpcouncil.gov.uk>; Tania Jardim <tania.jardim@bcpcouncil.gov.uk>

Subject: RE: NEW PREMISES APPLICATION FOR MAGNA CARTA 4-6 Bournemouth Road, Poole, BH14 OES (M238912)

Importance: High

Hello Paul,

I hope you're well.

Please find attached the acoustic report for Magna Carta for your review.

I would be grateful if you could let me know your thoughts on the report and advise us on the next steps when you have had an opportunity to review it.

I look forward to hearing from you.

Kind regards,
Zilan Arda

On Behalf of Atlas Licensing



455 West Green Road, London, N15 3PW

This page is intentionally left blank

From: [BUSFIELD Louise 8952](#)
To: [ADMIN - ATLAS LICENSING](#); [Tania Jardim](#); [Licensing.Com](#)
Subject: RE: Magna Carter 4-6 Bournemouth Road Poole BH14 0ES (M238912) Acceptance of Proposed Premises Licence Conditions
Date: 19 August 2026 15:33:02
Attachments: [image001.png](#)
[image002.jpg](#)
[image003.jpg](#)
[image004.png](#)

OFFICIAL

Good afternoon Zilan

Thank you for your email confirming your client's acceptance of the conditions as proposed, as you will note I am cc'ing the Licensing Authority for their awareness.

Kind Regards

Louise



Louise Busfield
Licensing Officer

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

OFFICIAL

From: ADMIN - ATLAS LICENSING
Sent: 19 August 2026 12:10
To: BUSFIELD Louise 8952
Subject: RE: Magna Carter 4-6 Bournemouth Road Poole BH14 0ES (M238912) Acceptance of Proposed Premises Licence Conditions
Importance: High

Good afternoon Louise,

Thank you for your email.

I can confirm on behalf of my client, Magna Carta, that my client has accepted all of the conditions proposed in your email.

For clarity, we confirm acceptance of the following conditions:

1. **SIA-registered door supervisors** shall be employed at the premises from 22:30 hours on any day when regulated entertainment is provided and/or where licensable activities are carried on beyond 00:00 hours.
2. **A register of security personnel** employed on the premises shall be maintained in a legible format and made available to the police upon reasonable request.
3. The register shall be completed by the DPS, duty manager or nominated staff member at the commencement of work by each member of security staff. The details recorded shall include:
 - Full name of the security operative;
 - SIA badge number; and
 - Time of commencement of duties.

The security operative shall then sign their name against these details.

4. At the commencement of work, **security personnel shall ensure that they are recorded on the CCTV system**, and that a clear head and shoulders image showing their face clearly, without a hat, glasses or other obstruction, is recorded.
5. **A risk assessment** shall be completed in relation to the deployment of SIA door supervisors at different times of the day and on different days of the week, to determine whether it is appropriate to deploy door staff and/or additional door staff on those days and/or at any other times. The outcome of the risk assessment shall then be implemented.
6. A copy of the **risk assessment shall be made available to an authorised officer of the Licensing Authority or Dorset Police upon request** and retained for a period of up to six months.

In light of our client's acceptance of the above conditions, I hope that Dorset Police will be satisfied that their concerns have been addressed and will therefore be able to accept the proposed conditions without the need to make a representation in respect of the application. We would be grateful for your confirmation in due course.

Kind regards,

Zilan Arda

On Behalf of Atlas Licensing



From: [Adrian Finn](#)
To: [Tania Jardim](#); [Licensing Com](#)
Subject: RE: Magna Carter 4-6 Bournemouth Road Poole BH14 0ES (M238912)
Date: 31 July 2026 14:15:56
Attachments: [image003.jpg](#)
[image004.jpg](#)
[image005.png](#)

Hi Tania,

No objection is raised to this licensing application. However, it is noted that the proposed opening hours for the site, including the serving of drinks, appear to extend later at weekends than those established under a previous planning permission for the site (Ref: APP/10/01607/C). That application included the following condition:

"The premises shall not be open for the serving of or consumption of food or drink outside of the following hours:

08:00 hours – 00:30 hours Monday to Thursday

08:00 hours – 02:00 hours Friday to Saturday

10:00 hours – 22:30 hours Sunday

Reason: In the interests of occupiers of nearby properties and in accordance with Policy NE1 of the Poole Local Plan First Alteration Adopted 2004 (as amended by Secretary of State Direction 2007)."

It is advised that the applicant reviews the planning history of the site and considers the above condition in order to determine whether any further planning applications are required. This will help ensure that the operation of the site remains in accordance with the planning permissions granted and with relevant local planning policies relating to the night-time economy and associated impacts.

In addition, I note that the applicant has referred to the site as "4-6 Bournemouth Road".

However, a cursory review of the planning records does not identify a property described as "4-6 Bournemouth Road". The condition referenced above applied exclusively to a bar at No. 6 Bournemouth Road. Furthermore, the location plans submitted with previous planning applications for that site do not appear to include No. 4 Bournemouth Road within the red-line ownership boundary.

The applicant should therefore consider whether planning permission exists for the expansion of the operation into Unit 4. It is recommended that this matter is investigated independently and, where necessary, that appropriate planning applications are submitted for any change of use or operational works that may require planning permission in accordance with relevant local and national planning policies.

Kind Regards

Adrian Finn



Adrian Finn BA (Hons) MArch
Planning Officer (Poole team)
Planning Services

bcpcouncil.gov.uk

Please note this email constitutes an Officer opinion only, it is given without prejudice and does not constitute any formal determination under the Town and Country Planning Act.

This page is intentionally left blank