

From: [Licensing Com](#)
To: [Becky Baker](#); [Sean Whitney](#)
Subject: FW: New Premises Application for 1Church Street, Christchurch
Date: 08 May 2019 08:15:18

From: peter fenning [REDACTED]
Sent: 07 May 2019 16:47
To: licensing@bcpcouncil.gov.uk
Subject: New Premises Application for 1Church Street, Christchurch

Dear Sir/Madam

I wish to oppose this application on the grounds of public safety and prevention of public nuisance

Public Safety

I am a resident of [REDACTED] Christchurch, BH23 1DJ and have resided in Christchurch for the last 20 years. My residence is located some 250 metres from the premises at 1 Church Street in Bridge Street.

I frequently walk into Christchurch town centre and am very familiar with the location of this new bar.

This bar is located at the junction of Castle Street and Church Street and the main High Street and is a very busy road junction.

The pedestrian pavement in Castle Street outside this new bar is just 2 metres wide and outside the only entrance into this bar it narrows to 1,2 metres due to a traffic protection bollard system. Two persons can hardly pass through now. It is a "blind" right angled corner and presently difficult for a pram or disabled mobility vehicle to pass through.

At the eastern end of the bar frontage in Castle street there is a tapered section of the pavement which allows pedestrian access across Castle Street to a central traffic-pedestrian refuge. It is heavily used so much so that the bus stop previously located some 10 metres eastwards along Castle Street was closed and moved elsewhere due to traffic congestion problems and possible road safety issues.

It is with this narrow 2metre wide pavement section, outside the bar frontage in Castle Street that the applicant has decided to operate a smoking zone for his customers..

In an email displayed on the Dorsetforyou planning website for this bar application the applicant, Tom Owen,

has stated "We have submitted our smoking policy which we believe is satisfactory, we will do our utmost to control any smokers that wish to smoke outside the premises"

The Christchurch Borough Council's , (CBC) planning officer has reported to the Council's planning committee

At page 12, section 8.18 which deals with impact on neighbouring living conditions. She states that the applicants have discussed the potential of additional disturbance to neighbouring residents with the CED Environmental Health officer and are keen to take steps to control and limit noise disturbance by controlling the taking of drinks outside the premises and managing the outside area where smoking would be permitted to congregate at the Castle Street side of the building . The submission, dated 20/02/2019, by the CED Environmental Health Officer to this planning application makes no mention of smoking but states that no drinks will be taken outside and notices will be placed near the exit door asking people to respect the neighbourhood and

keep noise to a minimum outside the building.

However it is noteworthy that no planning condition relating to the taking of drinks outside the premises was made in the grant of planning permission.

There is no mention of Mr Owen's smoking policy document and one is bemused to think that Mr Owen can control the behaviour of smokers located on a public pedestrian pavement outside his premises. One asks if he will be placing ash trays on the pavement. Will he be able to exercise any control over the noise emanating from a gathering of smokers which will be directly beneath the windows of two floors of residential accommodation especially when this bar will be open 4 days per week until 23.00 hours and with midnight closing time on a Thursday at midnight and also on both Friday and Saturdays until 1.00 am the following mornings

Prevention of Public Nuisance

From the last paragraph above it may be deduced that a nuisance from the external smoking area is likely to occur to the residents of the two floors above this pub.

A further nuisance will occur to residents wishing to use the pavement outside this pub in Castle Street.

Management and collection of waste was a matter of concern to the Councillors on the Christchurch Council planning committee and they requested that a waste management strategy shall be submitted to and be approved by the LPA. This request was embodied in planning condition 7 and included measures for the storage and disposal of waste from the planning unit and the limiting of noise and disturbance from the proposed waste management measures. This is to be approved in writing by the LPA before the approved A4 use is commenced.

I request that the licensing subcommittee ensures that this matter is completed and that noise and disturbance to neighbours is limited.

Finally the permitted use is that the premises shall be open to customers between the following hours only

09:00- 23.00 Sunday to Wednesday

09:00 -00.00 Thursday

09:00-01:00 Friday and Saturday.

In order to ensure that these conditions are met would the subcommittee please consider that no drinks will be served within 30 minutes of the stated closing time.

Thanking you for your attention

Yours sincerely

Peter J Fenning

[REDACTED]

[REDACTED]

Christchurch

BH23 1DJ

Email [REDACTED]

Sent from [Mail](#) for Windows 10

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From: [Licensing.Com](#)
To: [Sean Whitney](#); [Becky Baker](#)
Subject: FW: Objection licencing application Toms bar 1 church street Christchurch BH23 1BW
Date: 08 May 2019 08:14:41

From: Kathleen Godley [REDACTED]
Sent: 07 May 2019 22:19
To: licensing@bcpcouncil.gov.uk
Subject: Objection licencing application Toms bar 1 church street Christchurch BH23 1BW

I object to the licencing application of Toms Bar 1 Church street, Christchurch BH23 1
On the following Grounds

1. The prevention of crime and disorder
2. **Prevention of Public Nuisance bar is below 2 residential flats no waste or bottle disposal**
3. **Public Safety Narrow pavement**
4. **Protection of Children on walkway.**

Thank you Kathleen Godley

Sent from [Mail](#) for Windows 10

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From: [Becky Baker](#)
To: [Sean Whitney](#)
Subject: FW: Premise license 1 Church Street Christchurch objection
Date: 13 May 2019 14:39:49
Attachments: [image001.wmz](#)
[image001.jpg](#)
Importance: High



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From: George Gregory [REDACTED]
Sent: 07 May 2019 16:16
To: licensing@bcpcouncil.gov.uk
Subject: Premise license 1 Church Street Christchurch objection

I believe that the application is contrary to licensing objectives the prevention of a public nuisance and public safety.

The entries in section M subsections c and d are inadequate to ensure those licensing objectives are met. Specifically nuisance by noise to residents around the area is not adequately mitigated by a notice asking patrons to respect neighbours and there are safety matters that are not covered. At The planning committee where planning permission was granted for change of use the chairman expressed his serious concern for public safety because of the intention of designating a very narrow street (Castle street) as a smoking policy area due to the possibility of pedestrians being forced into the roadway and for noise nuisance to residents.

I would request that you not grant this application but if you are minded to do so that you impose stringent conditions regarding;

Noise nuisance, maximum volume of background recorded music, restricted hours (e.g. 9 am to 6 pm) for bottling out, keg movements and say 9 am to 9 pm for cellar cooling plant operation, last drinks to be served 30 minutes before premise closing time. Effective waste management policy should be set as a condition, it emerged during the planning permission process that a proposed process may be unviable due to disputed access rights.

Public Safety, Castle Street and entrance corner to be kept clear of all bar patrons at all times, no drinks to be taken outside, no waste to be placed in Castle street outside the bar.

During the Planning Permission process a condition was imposed regarding noise insulation to minimise nuisance to the flats above and it should be verified with building control that this was

satisfactorily installed. A satisfactory Waste Management strategy was also mandated and this should be reflected in license conditions as mentioned above. boxes.

George Gregory

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From: [Licensing.Com](#)
To: [Sean Whitney](#); [Becky Baker](#)
Subject: FW: Licencing Application Toms Bar 1 Church Street Christchurch BH23 1BW
Date: 08 May 2019 08:18:05

-----Original Message-----

From: Dyrck Lamble [REDACTED]
Sent: 07 May 2019 16:40
To: licensing@bpcouncil.gov.uk
Subject: Licencing Application Toms Bar 1 Church Street Christchurch BH23 1BW

Dear Sir/Madam,

I am writing to object to the licence application for Toms Bar 1 Church Street Christchurch BH23 1BW. It seems to me that it is wholly inappropriate to allow a bar that is based in otherwise residential building to remain open and playing recorded music until 01:00. Even if the bar itself is soundproofed there will, inevitably, be noise from people arriving, leaving and standing outside smoking until closing time. This will surely be unacceptably difficult for the residents above.

I have, in the past, defended a pub's right to make some noise when it was there first and new residential development has been allowed nearby but in this instance the residents were there first and the bar's right to cause a disturbance should be very limited.

Kind Regards

Dyrck Lamble

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From: [Licensing.Com](#)
To: [Becky Baker](#); [Sean Whitney](#)
Subject: FW: Licence Objection in Christchurch
Date: 08 May 2019 08:14:11

-----Original Message-----

From: Damian Heywood [REDACTED]
Sent: 07 May 2019 22:50
To: licensing@bcpcouncil.gov.uk
Subject: Licence Objection in Christchurch

We wish to object to the licence proposed for Toms Bar, 1 Church Street, Chrsitchurch BH23 1BW (previously Roberta's).

As local residents living in Wick Lane for 54 years, we are concerned that a licence until 1:00am will cause problems on three grounds:

- 1) Prevention of Crime and Disorder - excessive drinking leading to late-night anti-social behaviour;
- 2) Prevention of Public Nuisance - late-night noise and disturbance to residents including us;
- 3) Public Safety - narrow pavement outside premises exposing passing pedestrians, drivers or cyclists to possible anti-social behaviour.

Yours faithfully

Mr & Mrs Heywood

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From: [Licensing Com](#)
To: [Becky Baker](#); [Sean Whitney](#)
Subject: FW: Objection to Licensing Application
Date: 08 May 2019 08:14:24

-----Original Message-----

From: Sheila McDougall [REDACTED]
Sent: 07 May 2019 22:20
To: licensing@bpcouncil.gov.uk
Subject: Objection to Licensing Application

Please note I am objecting to the licensing of Toms Bar 1 Church Street, Christchurch BH23 1BW on the following 4 grounds.

1/ The prevention of crime and disorder (licence wanted until 1am in the morning) 2/ The prevention of Public nuisance (the bar is below 2 residential flats, no place for waste or bottle disposal) 3/ Public safety (the pavement is only 1.2m wide) 4/ Protection of children from harm (children, pushchairs and school children use the walkway outside)

From Mrs Sheila McDougall

[REDACTED]

BH23 1JZ

Sent from my iPad

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6th May 2019

Licensing Team
BCP Council Offices
Bridge Street
Christchurch
BH23 1AZ

Dear Sirs / Madam

OBJECTION TO APPLICATION FOR LICENCING – Tom’s Bar, 1 Church Street, Christchurch, BH23 1BW

I am putting in writing my objection on all four counts for the licencing of the premises of Tom’s Bar. 1 Church Street, Christchurch, BH23 1BW

1 The prevention of Crime and Disorder

This property (1 Church Street) was previously a clothes shop where the two flats above had quiet and peaceful enjoyment of their properties. The application for late night opening and the consumption of alcohol at Tom’s Bar, will give rise to increased noise levels for the two flats above and adjacent properties. There will also be a risk of street brawls where late nights and alcohol mix, together with no consideration of where any smokers will be located. The property has no outside space excepting the street corner outside (located under the two flats)

2 The Prevention of public nuisance

The application for loud music to be played within the building during the hours requested is unacceptable for the two flats above and the local residents. Especially into the early hours when any loud music noise travels further especially during the summer months, where doors are opened and people conjugate outside smoking or awaiting taxi’s. There is also the consideration of glass being recycled and what time such bottles are collected. Furthermore, where would these be stored pending collection? Delivery of alcohol etc is also of concern, where would a lorry park to access Tom’s bar and what time of day? This is a busy corner unit with no suitable parking / space.

3 Public Safety

If lorry’s park on the pavement to make deliveries how would wheelchair users or families with young children in pushchairs get around that busy corner/junction? The application has not considered how Tom’s Bar will tackle people from the bar standing outside on the narrow pavements / smoking / waiting for taxi’s etc and whether the general public with wheelchairs / pushchairs etc will get by.

4 Protection of children from harm

The application has not considered how families with young children in the adjacent areas (flats around Tom’s Bar) would be able to sleep with the noise levels that the bar will inevitably have. Certainly the flats above have a restriction in their leases for no noise / musical instruments to be made/played between the hours of 11pm and 7am. This will need to be adhered to.

This corner of Church Street and the two flats above, has enjoyed quiet times before this application for music and alcohol at extended times of the day has been made. I hope that you consider my objection fully before you grant the licence?

Yours faithfully

Carol Parker

Carol Parker
Concerned local resident.



BH23 1DT

6th May 2019

Licensing Team
BCP Council Offices
Bridge Street
Christchurch
BH231AZ

Dear Licensing Team

Objection to Application for Licensing: Tom's Bar, 1 Church Street, Christchurch BH23 1BW

I am writing to register objection on all 4 Licensing Objectives to the request for Licensing of the above premises at 1 Church Street, Christchurch.

I am extremely worried about this application as I own the upstairs flat in the same building of the newly created 'Toms Bar'. The shop unit was previously a ladies dress shop for 37 years, from which there was minimal disturbance and noise. Under the Human Rights Act we are entitled to the peaceful enjoyment of our properties, creating a bar underneath residential properties does not conform to this right.

I object to the application on the following grounds and to grant this Licence would undermine these licensing objectives:

1) The prevention of Crime and Disorder

At the Christchurch Planning Committee on 21 March 2019, David Jones, Chairman of the Committee stated 'just because planning is granted, it doesn't mean it gives the applicant carte blanche to do what he wants'.

1 Church Street is home to 2 residential flats, as well as the commercial ground floor unit, where residents are entitled to the peaceful enjoyment of their properties. The late night licensing requested and the consumption of alcohol creates a platform for crime and disorder. In recent years, this corner of Christchurch has suffered intolerably with late night drinkers and crime figures are increasing. The hours requested into the early morning are unacceptable and give no allowance for any 'drinking up' time. Crime and disorder for resident families above the bar is a real concern to peaceful living. The noise and disturbance from customers leaving at all times of night is unacceptable. An 'early' night at home above the bar of a reasonable 10pm will be impossible, moreso with a young family. The licensing requested gives no consideration to this.

2) The prevention of Public Nuisance

The request for amplified music to be played during the hours requested and within the building is unacceptable. This will cause nuisance to residents in the flats above and local neighbours. No amount of sound proofing, even though a planning condition, will limit the noise, especially in the evenings and bedtimes when sound travels further. No guarantee of sound proofing has been seen. Smokers hanging around outside and underneath mine and my neighbours' residential windows, especially in the summer, will be intolerable. At the Planning Committee, the Planning officers added many conditions including that of a self-closing door. It is very hard to see how this will be controlled at all, and I do not believe this will be adequate in preventing noise and public nuisance to us as residents above.

In addition, the noise of bottles being distributed, then empties being discarded and recycled immediately outside and under the windows of our flats will be horrendous. Kegs of beer, bottles and other goods being supplied to the ground floor of our flats will be noisy, as well as delivery lorries in the early hours and late nights on this dangerous corner. Proper and restful sleep will be impossible. There is no decent outside provision for waste at 1 Church Street, and the proposal for dealing with these 2 buildings further down on Castle Street is not workable and will create havoc and public nuisance with pedestrians.

3) Public Safety

This corner of Christchurch is notoriously busy, three roads meet, the pavement is on the way to the Priory, and old, young, the disabled, wheelchair, pushchair users and families constantly use this thoroughfare. The pavement directly outside the shop unit is only 1.2m wide, just enough for a parent and pushchair. A bar with late licensing hours will be an accident waiting to happen. The response within the Licensing application for Section (c) Public safety is completely inadequate. There is no reference to safety or how Toms Bar will tackle alcohol influenced customers pushing other members of the public into the Highway or preventing them congregating outside smoking and drinking. There is also no apparent provision for disabled persons within this proposal. The picture below illustrates how narrow the pavement is with a Dad, toddler and a pushchair outside the front door.



4) Protection of Children from Harm

The steps described in the application supporting this Licensing Objective are again inadequate. The applicant suggests they will support the 'Challenge 25' proof of age scheme for customers looking to purchase alcohol from them if approved.

There is no reference to the prevention of noise and disturbance from their proposed bar with young resident children in the flats above trying to sleep before attending school or playgroup as they have previously enjoyed. Children from The Priory School also use this as a walkway to activities and assemblies in the Priory, any drinkers or smokers congregating outside will be a threat to these children.

Furthermore, the conditions of the Lease for 1B Church Street, First Schedule restrictions imposed, Clause 4, state 'no musical instrument... noise making... any singing shall be practiced to cause annoyance to the occupiers... in the building or so as to be audible outside ...between the hours of 11pm and 7am'. This is a requirement of the lease that needs to be adhered to.

Two thirds of 1 Church Street is residential – please give full consideration to this, the lease restrictions and the human rights entitlement to the peaceful enjoyment of our properties before granting any alcohol or music licence.

I humbly request that full and kind consideration is given to this objection.

Yours sincerely

[Redacted signature]

Jane Parkinson

From: [Becky Baker](#)
To: [Sean Whitney](#)
Subject: FW: Objection Pendrill
Date: 13 May 2019 14:46:30
Attachments: [image003.jpg](#)



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From: John Pendrill [REDACTED]
Sent: 06 May 2019 18:45
To: Licensing Com
Subject: Application for Tom's Event Bar 1 Church Street, Christchurch

Hello,

I am against the application proposals. My reasons are:-

To prevent a public nuisance: Two residential properties are above the premises so the 16 hours applied for opening will create disturbances for the occupants. In warmer weather it may be impossible to open windows due to noise. Quiet enjoyment of the residential properties is likely to be impossible. As it is intended to be an events bar the likelihood is that there will be many occasions when it is at full capacity with the attendant noise problem that such gatherings generate.

To prevent crime and disorder: The application relates to premises on the corner of two busy roads where the footpath width is 1.2 metres on one side and not much wider on the other side. On the narrower side there are railings to prevent pedestrians walking into the road. This fact limits the width so people using mobility scooters or pushing prams or buggies may have trouble passing bar users who are outside to smoke. Pedestrians may find it is necessary to walk on the carriageway in order to pass. This situation could lead to disorder when smokers do not give way to pedestrians.

Public safety: Conditions were applied to the planning permission. One was fire proofing the bar to protect the residential premises. Another element was air conditioning and the location of the units could create problems and noise disturbance to the apartments. Fire hazard is a significant concern. When the premises was a dress shop the maximum likely number of occupants at any one time was four. At the planning meeting it was stated that the bar will be organised to have 30 customers plus staff. This difference in numbers is a material fact in the event of an emergency. There is one access point only.

Protection of children from harm: Customers who smoke will be on a footpath outside the

premises. Children who have been at an entertainment in town such as are held at The Regent Centre will return to relatives or friends cars so passing the bar with its noisy and possibly disorderly environment. It would be an experience that children will find unpleasant.

Again I assert that I am against the application.

John Pendrill

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From: [Becky Baker](#)
To: [Sean Whitney](#)
Subject: Objection Rollo Reid
Date: 13 May 2019 14:46:50
Attachments: [image003.jpg](#)



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From: Rollo Reid [REDACTED]
Sent: 06 May 2019 17:30
To: Licensing Com
Subject: 1 Church St Christchurch Licence

Dear Sir or Madam,

I am writing to object to the proposed licensing hours for the 'Tom's Bar' at 1 Church Street Christchurch.

The Pub is on the ground floor with two domestic homes above it. There are numerous other residences around the building. Hours from 9 am to 1 pm are totally unreasonable. It is far from certain that the various interfaces with neighbouring properties have suitable sound and vibration insulation.

In addition, the pavement outside is very narrow and leads to front doors of many homes. Inevitably there will be traffic noise during all the late hours.

I would propose that no music is allowed at all until it is proven that the sound insulation is acceptably good; and that, when this is achieved, music should stop by 10 pm at the latest. In this area of many homes, the pub itself should close before 11pm.

Please make sure that license conditions are strong and strongly controlled.

Yours Sincerely

John Rollo Reid, [REDACTED] BH23 1DZ.

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