

**Representation 1 –
Dr David Matthews
Mrs Zin Matthews**

We live in Lilliput overlooking the site of the demolished Salterns Hotel

We welcome the new development of a new hotel as offering improved leisure facilities and hospitality.

We were aware there was going to be a temporary bar on the site until the new construction begins next year. We assumed this would be in line with the licensing hours of similar local venues.

The proposal that alcohol will be served from 8 am until 11 pm every day is quite ridiculous and irresponsible.

Drinking alcohol without proper restaurant or pub food provision over an extended period will inevitably result in high customer blood alcohol levels. That causes the disinhibition that, in moderation for short periods, we all enjoy. We talk more loudly and with more alcohol shout and behave less responsibly.

Inside a bar or restaurant, such noise levels and behaviour can be contained. As long as people don't drive home, such drinking is their choice but closing time can be troublesome for those living nearby.

But here the drinking will be outside and numbers of customers look to be large.

Currently any social event held at the Marina forces us to close our windows as the sound carries inland with the prevailing wind and is amplified. Those events are infrequent and we accept them happily.

Butall day ...every day?
That will ruin our peace and quiet with significant noise pollution.

If the venue continued the covid habit of table service with food and licensing for afternoon and evenings, with a limit on numbers, this could be a very acceptable and enjoyable venue for us all.

If it descends into a crowd of noisy drunken customers causing misery to the many nearby residents and boat owners, revoking the license will be more difficult than getting it right now.

We want to support the local hospitality industry and accept that the site has great potential as a venue but it will require responsible management to ensure nuisance is minimized.

We would like our views to be taken into consideration please

**Representation 2 –
Patrick Mulligan**

Dear Madam Sirs

With reference to application 184446.

I am in favour of any development within the licensed area of Poole but do object or question the following.

I object to the opening hours of 8.00am. Any early supply of alcohol in a family and residential area is against licensing objectives.

What provisions are there for customers buying takeaway and then drinking in the marina/street/local beach unsupervised? This has been a problem recently on Sandbanks Road kite area.

I understand that entertainment of any type is being not being allowed, is this correct?

Porta loos, are there ample facilities as per regulations?

Litter what provisions will be put in place for dealing with this problem?

Will there be notices asking customers to leave quietly?

Is there any provision for security to be employed during opening hours as the licensed area is open, next to a working marina and deep water?

**Representation 3 –
Mr P J Donnelly**

PROPOSED POP-UP BAR ON THE SITE OF THE FORMER SALTERNS
HARBOURSIDE HOTEL SALTERNS MARINA 38 SALTERNS WAY POOLE BH14 8JR

MARINA HOTEL

Firstly the application notice has been presented in such a way as to make it obscure. One may call 'camouflage' in printing in black on a dark and mottled background in the display of the notice, this gives rise to the feeling that the proposer has done the minimum, to avoid responses.

This is not a good start in relating to and dealing with their neighbours, and concerns me in how they will manage the licence given their lack of respect in this. As of this date with only hours to go to comment, many have not even seen or noticed the document as it was further obscured by the demolition works which gave rise to huge amounts of dust and vehicle movement and very few would have taken the time to look as it was necessary to get past the site as quickly as possible, head down eyes protected,.

As of this date many of the residents of Salterns Marina comprising of 3 x 5 storey blocks of up to 20 flats in each & 12 x 4 storey houses, A significant number of which

will suffer noise and general inconvenience from the licence, also in having never experienced so before.

In the nearest blocks of flats a minimum of 5 properties comprising a living/dining room and balconies along with 2 bedrooms per property, directly overlook the licensed area and are no more than 10m distance. They are literally on top of the area and noise will have significant impact on their quality of life and enjoyment of their homes, their private spaces.

That number affected increases to 15 properties taking into account the 5 further flats on each of the sides of the closest block. all are also 'very' close and overlook the licensed area. That takes in a total of 15 flats, 15 Living /dining rooms, 30 bedrooms, their outdoor spaces (15 open Balconies).

Also affected is the adjacent block where a further 10 properties (at a minimum) will also be subject to noise nuisance, once again having a significant affect on their quality of life and enjoyment of their homes and outdoors spaces.

We move on to the adjacent so called Salterns Quay, Salterns Quay consists of 12 HOMES of 3 to 4 storeys all with bedrooms on the front elevations. Many with children here over the summer months, and usually in the rooms on the Salterns Marina elevation. 'Significantly' affected by noise from the licensed area are the first 5 or 6 that comprises a total of 14 bedrooms on the front elevation. AS for the remainder general noise and traffic noise will have a significant impact, in a way never experienced here before

Summer months will bring warm / hot weather and we face SE causing the buildings to get very warm without the windows open, similar applies to the rear elevations facing NW where the sun sets. Bedroom balcony doors are often open all night in the summer.

The topography of the area and the layout of the properties allows sound to carry surprising distances and is often exaggerated by the same effect, the space between the flats, the flats and houses, exaggerates noise, so much so between Salterns Court and Salterns Quay the noise is funnelled between the buildings invading even the far private spaces, living rooms, outside spaces, balconies and gardens.

The license applied for proposes the selling of Alcohol 'On' and 'Off' licence. This represents a risk of those attending the 'open air bar' to disperse into the marina with their drinks with risk of disorder within the area of Salterns Marina as there is very little control of persons moving into and throughout the Marina.

Access to Salterns marina, spent many years 'gated', due to the value of the marine craft and high cost electronics that are part of this marina environment. The increased access and freedom of movement around the marina will give opportunity to increased crime and expose the residents to risks they previously did not need to be concerned with.

The loss of the hotel has also significantly reduced security as the various cameras located around the building were obvious and visible which has its own impact on behaviour, and also made us secure.

The licence ends at 11pm but that implies that 'Last Orders' will be shortly before that and that there is no reasonable way that the licence holder can control the movement of people after that time specifically with access to 'Off' license drinks. When events were held at the hotel it would take up to an hour for people to clear the front steps, many times the 'party' extended well outside the hotel confines.

There is no way they can control the number of people turning up and even if at capacity being able to successfully turn people away if they can obtain 'OFF' license drink.

For all the desirability of the area and the unique opportunity it offers the license holders and marina, for those very reasons we request a reduction in the hours possible even a 'day off' for the residence.

Most here are prepared to mediate, on shorter hours, many variations may be proposed,

With 10.30 being a reasonable cut off time for weekdays with a day off or short day Wednesdays? Friday 11pm, Saturday 11pm, with Sunday 9pm. There is absolutely no need for 11pm cut off 7 days a week except 'money'

Despite Covid a significant number are still working and many have early starts, we have all suffered over this period I do not expect the residents of Salterns Marina to be further victims so that one group can make money.

I see no clear way that there can be any control over the numbers that may turn up on any given day or night without control and restrictions in place, given the behaviour seen in the last 'lock down' relaxations !! If the Licence is granted altering it may be a lengthy process.

I am, we are open to discussion and mediation, This is a great opportunity for the marina and us if they deal with it properly, the lack of information and opportunity to explain and discuss in advance simply suggests an in-difference to the residents within and with-out Salterns Marina.

All representations must be relevant to at least one of the licensing objectives:

- The prevention of crime and disorder; Recent spats of public disorder have occurred with an increasing frequency on the Sandbanks area, and Canford Cliffs more recently, taking up significant police time, even with significant numbers of police they have found it difficult to clear the areas. This proposal, have no doubt, will be very successful and present one of the most desirable

areas to visit for outdoor large scale drinking. It is already being quoted on the Internet as a new venue for Bournemouth and Poole and it will be unique outdoor venue.

- public safety; Public safety is an issue with significant increases in vehicles entering the marina throughout the day. Saltern Quay properties are particularly at risk as the stairways exit directly into the roadway, young children cannot be seen behind the stairway party walls until in the road.
- the prevention of public nuisance; risk of public nuisance is high given the 15 hrs of licensing hours applied for. Each and every day with no respite.
- the protection of children from harm. Noise and poor behaviour late into the night every single night of the week.

I confirm I am content to put my name to my concerns (not my address) I am open to mediation by the applicants.

Representation 4 –

Judy Cimdins

Dear Sirs

I am a resident within the Salterns Marina development.
I live directly opposite the now demolished hotel.

I am writing in relation to the application to grant a licence to permit the supply of alcohol on and off the premises between the hours of 08.00 -23.00 seven days a week. We are surprised as to the size and colouration of the notice since it does not stand out to by passers. It should have been bigger on a contrasting background not on a blue background.

I can supply with a copy of the notice should you need one.

In the meantime whilst we welcome the application to replace some of the former hotel's hospitality now it has been demolished, as householders opposite the site, we have the following concerns

- The Hours are overlong. South Depe a local restaurant/pop up locally is open 09.00 - 17.00 Monday, Tuesday and Sunday. 09.00 -23.00 Weds-Sat. This is a managed restaurant with outdoor facilities and is overseen by their team. Jazzis on the beach has limited night time hours in consideration of the residents.
- The proposed Pop up has no idea or grasp of the volumes of people/customers, especially with the Pandemic still lurking within the UK and people holidaying in this country more as foreign travel is limited.
- We must object to it being an both an off licence arrangement and on licence arrangement since it encourages people to buy alcohol and then wander around the entire area.
- We as residents and also berth holders of boats could be exposed to noise, drunks and the inherent rubbish in terms of bottles and glass.

- The local flats and houses all have bedrooms facing these proposed pop ups. We will be exposed to possible high levels of noise during the summer months. How will the numbers be controlled? Sound really travels over the water - we hear port noises, events from Poole Park let alone possible large amounts of people outdoors close to our homes.
- What security is going to be in place to manage the area, moreover since the water and marina are all so close and the inherent dangers this represents?
- The previous hotel found it difficult to manage their smokers and drinkers who would congregate outside up until the early hours of the morning. How will a Pop up have better control of this ?
- What toilet facilities will be provided for their customers?
- How long will the licence run for?
- Are the structures from which they are selling the alcohol safe in a seaside environment considering the weather we are exposed to?
- Is Juniper Tree Catering Ltd required to have public liability indemnity?
- Is Juniper Tree Catering experienced in dealing with the kind of set up required?
- Is there additional parking provided?

As I mentioned at the beginning of my note, happy to have more facilities close to us but concerned as to the possible customer volumes, safety and overall calibre of the enterprise.

We did not move here originally to live adjacent to an open air pub. We had a hotel that was reasonably managed and provided a facility opposite that shielded our property to their grounds.

Whilst we appreciate we have always known of the expansion of the marina and are pleased that the whole site is to be updated and modernised, albeit have always felt the scale is very ambitious with the infrastructure.

However in this interim period we will now be left exposed to noise, drinking, and possible large groups of people that we saw on all the beaches down here last Summer. We are concerned post this present lock down that this venture is too much, too soon in terms of keeping the Pandemic in check. **It needs the hours moderating.**

We look forward to hearing from you and also confirmation that you have received this note.