

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

licensing@bcpcouncil.gov.uk

Ref. Application 186175

Dear Licensing Team,

RE: Application for the Boathouse Premises License Variation to be Continued once Covid-19 Restrictions are Lifted

We have lived at this address for some 15 years and have experienced the location as a peaceful place, albeit at times a busy place, used by many local people and visitors. The one exception to this was last summer when the lockdown was eased. This was not a happy time to reside on or near the Quomps. The amount of antisocial behaviour was very significant as outlined later in the submission.

While the Boathouse has been permitted to make off premises alcohol sales the community has suffered from a number of unacceptable behaviours on Christchurch Quay and the Quomps.

There are already sufficient alternative establishments for the consumption of alcohol nearby within the town without this unnecessary addition.

The Quomps is a Designated Public Space, within a conservation area and confirmed Green Belt, which is enjoyed by all members of the community. It is usually a relatively quiet, peaceful and safe place to be and enjoy and promotes its Green Flag status. However, our experience of the off-premises alcohol sales has made the Quomps a worrying, frightening and anxious place to live.

BCP's own website states "The large grass area is known as the Quomps and is perfect for a variety of activities including picnicking, relaxing, sports and games. We ensure the unique character and heritage of the quay is maintained in harmony with the facilities and leisure opportunities available."

This proposal breaches Policy ENV3 of the Borough of Christchurch Local Plan 2001 which also states in its Town Centre Character Study ".....the area remains highly sensitive in terms of any further change that would reduce the presence or effect of the treescape

setting to the Priory, or have a wider influence on the tranquil historic character of the Priory Quarter”

We believe alcohol is the catalyst for the vast majority of the unacceptable occurrences and strongly object to the above license variation being extended on the following grounds:

Prevention of Crime & Disorder

- The public seating shelter on the Quay had all its glass windows smashed. The police investigated this incident.
- This same shelter, which is used by all members of the community, especially the elderly, disabled and families is also repeatedly covered in graffiti.
- One of the public seating benches was pulled from its mountings and dragged across the Quomps.
- A Beryl bike was thrown into the River Stour.
- Two or three shopping trolleys were thrown into the River Stour.

Prevention of public nuisance

- Excessive noise especially in the evening and night
- Large groups gathered on the Quomps until the early hours of the morning.
- Loud voices, shouting, swearing.
- Loud music sound systems.
- The Police were notified of this.
- Drunkenness and disorderly antisocial behaviour
- There has been rowdy and disorderly behaviour on the Quomps.
- There has been swearing, abuse and intimidation of innocent passers-by.
- Large quantities of rubbish have been discarded on the Quomps, which has been picked up by a local resident
- Drug taking and substance abuse -a large quantity of nitrous oxide canisters and balloons have been discarded.
- _After the public conveniences on the Quomps closed in the evening, people were urinating and defecating on the Quomps. This is especially concerning as young children frequently play on the grass on the Quomps in the daytime.
- There is nothing to prevent hoarding drinks before closing time for consumption into the night.
- There is no Landlord responsible for maintaining good order
- There is no Landlord responsible for ejecting drunk or badly behaved people.
- There is no Landlord responsible for clearing the premises and sending people home at closing time.
- The high prices at the Boathouse may encourage people to bring their own cheaper alcohol thus exacerbating the problem.

Public safety

- Rocket type fireworks have been launched from the Quomps in the direction of houses surrounding the Quomps.

- For all of those aspects where there would normally be a pub landlord responsible for ensuring compliance on their premises, who does responsibility pass to if the Council allows this to take place on the Quomps? Presumably liability for all aspects passes to the Council?

The protection of children from harm

- After the public conveniences on the Quomps closed in the evening, people were urinating and defecating on the Quomps. This is especially concerning as young children frequently play on the grass on the Quomps in the daytime.
- There is no landlord monitoring behaviour of drunk and disorderly persons where there may be young children present.
- There is no pub Landlord responsible for ensuring that underage drinking does not occur. It would be possible for one person to purchase alcohol and then share it to underage persons.

It is also worth further noting that all licensed functions on the Quomps have had to shut down drinking and music at 10:00PM.

Over the past years the Boathouse has expanded its use of outdoor space significantly. We don't believe it managed the business in a Covid safe way once they were permitted to sell carryout food and alcohol. This submission has highlighted a wide range of problems that they played a significant part in contributing to. We feel that they should NOT be given the variation to their licence that they have requested and indeed their existing licence should be confined to serving alcohol only with food purchases and eaten on the premises.

Yours Sincerely

As a local resident of Christchurch I ask that you give serious consideration to this application and make the decision for this application to be rejected.

During lockdown this restaurant caused considerable disturbance on the area of the Quomps by selling off sale alcohol. Several outbuildings have been constructed which now dominate and detract from the area. This together with the quantity of refuse and substantial noise levels cause distress to the local residents.

Allowing off sales alcohol from this building will further detract from this popular area and the quantity of discarded bottles etc will be another negative impact, the residents and Council will have to deal with.

I strongly object to this license being granted and I'm confident this will be the opinion of many others.

Sent from my iPad

Ref - 186075

I wish to register my objection to the proposed application by The Boathouse to extend their selling of alcohol licence to offer a takeaway service.

As a Christchurch resident I have huge concerns that providing the option for people to flood the streets with alcohol in hand will encourage antisocial behaviours and littering. Indeed in many towns across the country it is an offence to consume alcohol on the street so allowing a small, historic and family orientated area permission to do so seems ludicrous. My children and I should feel safe and proud to walk along the quayside and in the local area without witnessing alcohol inflicted behaviours and bad language of last Summer.

Please consider the residents in very close proximity, they have been exposed to drink fuelled brawls resulting in the police/ambulances being summoned following the outdoor bar. Also they have tolerated high levels of noise and been subjected to large volumes of discarded bottles, glasses and plastics. Equally such items have been noted floating in the river which has a grave impact on the wildlife, contaminating water quality not to mention being unsightly.

It is totally unnecessary for alcohol to be sold for consumption other than with a meal onsite and in my opinion will result in a drain on our valuable emergency services who are obligated to attend any disturbances.

I would be very grateful if you would consider my points.

Yours faithfully,

Dear Licensing team,

I strongly object to the above application for the following reasons:

The Boathouse sits primarily in a Residential area within a Conservation area of town & of great natural beauty & charm. Its residents take pride in the location & thoroughly enjoy its beauty & do not want it to change adversely.

We currently endure many of the below effects of alcohol sales from within The Boathouse already. Allowing off sales will only increase the potential for the below considerations to get much worse & cover an even greater area of outdoor public space. Also when excess alcohol is consumed (something which cannot be managed easily) the potential for these matters greatly increase again & we do not wish to encourage this any further.

Crime & Disorder. Off sales will encourage further antisocial behaviour. Indeed fights have occurred outside The Boathouse & police having to be called. It will also encourage large groups to gather.

Nuisance. Already we endure heightened noise shouting/screaming & emotional behaviour from The Boathouse.

The Quomps is a beautiful area of greenery within the town. Take away drinks will hugely increase the potential for littering here (which already residents help to keep on top of). People will also walk away drinking & throwing cans/plastic glasses along the way including in private gardens.

Safety. People walking IN Quay Rd between the Quay, The Boathouse to the High Street is already dangerous with no properly designated footpath. Water (deep when the tide is in) from Town Quay (no barrier) very nearby.

Protection of children: The Quomps is a designated area for families to enjoy with its playground & splash park. It is also a residential area with local nursery & schools for all ages with a catchment of young families. We need to protect this aspect of the neighbourhood.

This application for off sales is not at all welcome.

The problems highlighted above will be exacerbated by drinking alcohol in excess which sunny weather, weekends & bank holidays will further encourage. The effects of which easily has the potential to be very unpleasant and detrimental to the area.

I hope you see fit to turn down the application.

Please confirm receipt of my objection.

Yours sincerely

For the attention of Ms Sarah Rogers.

I wish to state my objection to the granting of the above for the following reasons:-

1. Christchurch Quay and the Quomps park area is a recreational area by the River Stour for all ages and families , who also use the splash park and play area.

Unfortunately there have been instances in the past of vandalism to the shelter adjacent to the pump house on the corner of Whitehall and Wick Lane and serious damage to the shelter by the bandstand involving smashed windows.

Access to alcohol for consumption off the premises will encourage more gatherings of those of all ages who would take advantage of this facility.

2. The Quomps is an area that is used for various types of functions for the enjoyment of the public such as Food Festival, Stomping on the Quomps music festival, other music events, all of which are sanctioned by BCP, from which BCP earn income and licensing restrictions are imposed by BCP. These being that any outlet offering alcohol for sale must provide a cordoned off area, strictly controlled by security so that customers remain in the coral and can only leave when they have consumed their drinks. Drinking to excess will also be controlled by the bar staff and security.

Allowing the Boathouse unlimited OffSales facilities will make a nonsense of your own controls and regulations and create unfair trading advantage.

This facility is not needed in this area, The Boathouse sees an opportunity for profit at the expense of safe enjoyment of a beautiful area for visitors and locals alike.

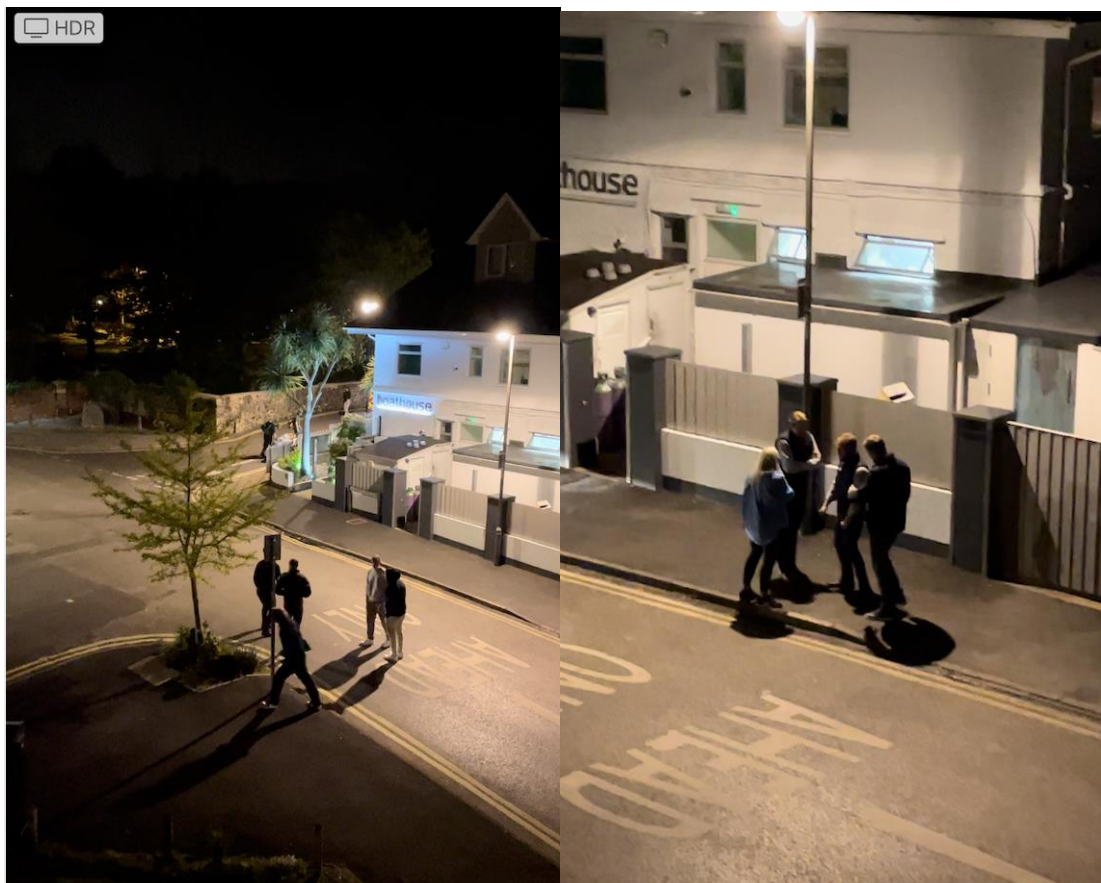
I oppose granting an Off Licence facility the The Boathouse, Christchurch.

Dear Licensing Team,

We are objecting to the application by The Boathouse (ref 186175) for a full variation of licence to allow off sales of alcohol off premises on a permanent basis (Mon-Sun until 23:00).

The area in which The Boathouse is located is principally a residential area and the proposed full variation of licence to allow off sales of alcohol will have a further adverse effect and be a further infringement on the residential amenity of this neighbourhood and our ability to enjoy our own residence and local amenities in a peaceful and uninterrupted fashion. We can categorically state and evidence that, as residents immediately opposite The Boathouse, we already tolerate a regular and repeated amount of noise and disturbance (frequently well after closing time). Granting a full variation of licence to allow off sales of alcohol off the premises will only further exacerbate what is already a barely tolerable situation. Moreover, whilst off sales will be made by The Boathouse, , once customers have left the establishment with that alcohol there is no onus on The Boathouse to be responsible for any misbehaviour of those customers in the vicinity, unlike alcohol consumed on the premises.

We recently took photos and videos to demonstrate what can happen in the neighbourhood when is excessive consumption of alcohol is allowed to go unmanaged and unchecked. I attach two photos below to give an example from a weekend in May 2021. The left photo shows youths hanging around in the road at nearly midnight and a customer being loaded into an ambulance in Quay Road. The right photo shows another group of people involved in a drunken argument with pushing, shoving, swearing and intimidation going on.



In addition to antisocial and noise nuisance from drunken behaviour, there is also the impact of continuous daily traffic movements associated with further deliveries and waste collections to support off sales. Additional waste nuisance will arise not just for The Boathouse but in the entire neighbourhood, causing even more overflowing rubbish or even worse, just dumped in the vicinity. All of these aspects will simply get worse by allowing off sales of alcohol off premises, particularly at what is already the busiest time of year in summer when the noise and disturbance is at its greatest. Additionally, there is also the adverse impact on public services such as Dorset police and ambulance services to consider, with off sales not being policed by serving staff or management of the establishment.

Further, this is a Conservation Area and a full variation of licence to allow off sales of alcohol off the premises will have an adverse effect on the character and appearance of the Conservation Area for other people who are not customers of The Boathouse e.g. families who wish to enjoy the Quomps in a more quiet and demure fashion. Allowing off sales of alcohol for off premises will likely lead to consumption in the vicinity and all the associated nuisance that brings, such as intimidating, loud and noisy behaviour, often from young adult drunks who tend to be overbearing and intimidating in their demeanour and have very little regard for others around them.

In short, the impact on the local neighbourhood of this full variation of licence to allow off sales of alcohol off the premises is overwhelming very negative and we cannot see any positives. Whilst we have no problem with The Boathouse per se and also enjoy visiting as customers from time to time, this full variation of licence is highly likely to lead to negatives consequences based on the current recent situation.

Finally, The Boathouse have already had a previous application for a variation of licence turned down and this application seems to be little different in terms of its nuisance element. Indeed If BCP council found this previous application unacceptable and declined the licence variation, then they this full licence variation shouldn't be allowed either because the outcomes for local residents are exactly the same in principle - in terms of the potential to lead to antisocial behaviour late into the night, huge amounts of litter, glass and plastic beer containers strewn everywhere and in the vicinity of The Quomps particularly, which already arises particularly when events are on but then there are specific measures in place to deal with the increase. Similarly, there is the threat to the family-orientated nature of the area as some people want to visit the area in a demure and calm manner and not be alarmed by noisy drunken louts, which is a real concern and not unknown in connection with The Boathouse.

Thank you for your consideration.

Dear Licensing Team

I wish to object to the application number 186175, made by Macemade Ltd at the Boathouse restaurant in Christchurch: [The Boathouse - Minor Variation - Christchurch Town Centre \(contensis.com\)](https://www.contensis.com)

I wish to object to this application in the strongest possible terms. Only last month BCP refused a similar application from Macemade Ltd (Application 185363). The outcomes for local residents from this, and the one now being considered are exactly the same, so it must be that the decision from BCP should be the same. Local residents have been long-suffering with regard to the latest slew of applications by the Boathouse; it is becoming too big a business for this residential area and their attitude towards the local community is becoming increasingly cavalier.

We know already to our cost what happens when the Boathouse sells alcohol to be taken off the premises as last year we had a summer of disgraceful and antisocial behaviour as a direct result of their temporary licence, sometimes into the small hours of the morning. We had litter, bottles and other detritus strewn across Quomps and into our own estate opposite. We even had a street brawl in the road directly outside our flat; six police cars and nearly two dozen police were involved in dealing with this incident – and this was not the only such incident. This is not the kind of behaviour that we expect to see in this (formerly!) quiet part of Christchurch. It has made local residents nervous to be in their own homes; I certainly don't feel as safe as I did before.

Christchurch has always been a draw for visitors, tourists and, in particular, families; the Splashpark, play area and all the other amenities offered by our lovely town are rightly much prized; we must do all we can to keep it that way; we do not want to put off visitors (or locals!) because of unacceptable drunken and antisocial behaviour, litter and the loss of family atmosphere.

There is also the added nuisance of empty beer bottles, cans and disposable plastic beer glasses littered liberally around the local area. We have even had Boathouse customers urinating in our gardens. It is a dreadful health hazard and has the potential to ruin the area which has been part of a conservation area since 1969.

We understand that business conditions are tough at present but this is a residential area and the Boathouse shouldn't be allowed to claim precedence over the lives, health and mental well-being of the local community who have the right to live quiet and peaceful lives in what has been up to now a respectable neighbourhood offering much to this glorious town.

Yours sincerely

Dear Licensing Team

Further to our letter of 21 May 2021, we would now like to object to the above Application by the Boathouse for a Full Variation to remove Condition 2.10 to allow Off-Sales of Alcohol Off the Premises on a permanent basis [until 23.00](#) hours [Monday-Sunday](#).

We are disappointed that Macemade Limited wish to continue with this application despite the very reasonable objections of their immediate neighbours.

Our objections remain as follows:

Crime Prevention and Public Safety

Enabling the consumption of alcohol on the wider Quay and Quomps area has been demonstrated to have caused an increase in crime and threatening and antisocial behaviour on and around the Quay and Quomps since the temporary licensing arrangements have been in place. Discarded glassware, and the use of the public open space as a toilet once the Boathouse and public facilities are closed is an obvious risk to public health and safety. We are aware that our local Town Councillor voluntarily undertakes litter picking himself, but if this application was to be approved, we would expect that this area would be prioritised for early morning and more frequent daily cleaning [Monday - Sunday](#) by Council staff or contractors to ensure that these areas are clean and safe at all times.

Public Nuisance

The noise connected with the wider use of the Boathouse's outdoor seating area, and especially what has become the overspill area on the Quomps is noticeable to the point of being intrusive, especially in summer when we have our house windows open. Under the new application, customers would be able to purchase food and alcohol any time [until 11.00 pm](#) from the Off-Sales caravans and consume this at their leisure on the Quay and Quomps until whatever time they choose to leave, effectively making the public open space an unsupervised bar/restaurant until the early hours of the morning. This weekend, noise from the Quay continued until after [1.00 am](#) overnight on Friday 25/Saturday 26 June, which is consistent with our experience since the relaxation of the Licensing restrictions last year.

Protection of Children from Harm

All of the above points apply to all members of the public but especially to children. The Quay and Quomps are widely used by families during the day, and as stated in our previous letter, BCP Council and its predecessor Christchurch Borough Council have always recognised the area as a peaceful recreational area for all. We feel that this is a more appropriate use than allowing this public open space to become an established daily and nightly drinking area and that visitors including children should not be exposed to the kind of antisocial and dangerous behaviour that has occurred in the past year.

In conclusion, we feel that the changed nature of the Quay and Quomps in the past year is in part due to the relaxation of licensing restrictions at the Boathouse. We believe that the Boathouse operated successfully and with less disturbance to the residents of neighbouring properties before the Off-Sales were permitted and therefore believe this application should be rejected in favour of a return to the pre-Covid licensing conditions.

Yours sincerely

Dear Councillor

We are objecting to the Boathouse selling alcoholic drinks to take out. The noise from the Boathouse has been tremendous since the outside area has greatly increased and goes longer into the night. This would also mean more heavy goods vehicles delivering and collecting which the narrow roads and lanes weren't meant for, forcing pedestrians and tourists against the wall sides.

We understand that all the marquees, tents and mobile huts are only temporary during lockdown which at the moment blocks our view of Muddeford and the river.

We would be very grateful if the council would see that all these are removed when lockdown is over. Also that the refuse bins that line the street are taken back inside out of sight.

Trusting your judgment in this matter.

Ref licence application:186075 The Boathouse, Christchurch

As a direct neighbour of the Boathouse I would like to object to the above application to have a full variation of the current premises licence to allow off sales until 11pm every evening.

I feel that this will have a large impact on the local environment for the following reasons.

Where do customers of off-sales urinate and defecate after 10pm ?

- There is no provision for public toilets after 10pm when the public toilets, which are some distance from the Boathouse, on Quomps close. This will lead to the public urinating against our wall, inside the public shelter and bandstand and on the Quomps.
- The Boathouse only allow their toilets to be used by on-site customers
- The Boathouse lease does not allow for the provision of 'public toilets' ie toilet facilities for customers of 'off-sales'
- Under this licence application alcohol could be consumed until 11:20pm 'drinking up' time, yet there is no provision for toilets.
- The temporary off-sales licence has escalated the consumption of 'cheap booze' on Quomps and the Quay, as evidenced by the increasing amount of bottles and cans left in and around The Quay, Quomps, and surrounding roads.
- Last summer after the public toilets on the Quomps closed in the evening, people were urinating and defecating on the Quomps. This is especially concerning as young children frequently play on the grass on the Quomps in the daytime as it is clearly against public health and safety and does not safeguard children.

Noise

- We are regularly disturbed by loud music and bright lights from the Boathouse and I have been keeping a diary since this application was posted (attached).
- This has spilled over to large groups on the Quomps who bring their own music and are not "managed" by Boathouse staff

This proposal breaches Policy ENV3 of the Borough of Christchurch Local Plan 2001 which states **"A proposal for development for or associated with an activity which creates noise, discharges or emissions to the environment by land, air or water will not be permitted if the health, safety or amenities of the users or occupants of nearby land will be materially harmed or put at risk"**. It also states in its Town Centre Character Study **".....the area remains highly sensitive in terms of any further change that would reduce the presence or effect of the treescape setting to the Priory, or have a wider influence on the tranquil historic character of the Priory Quarter."**

The Quomps has a Public Space Protection Order, is within a conservation area and confirmed Green Belt, which is enjoyed by all members of the community. It has always been a relatively quiet, peaceful and safe place to be and enjoy and promotes its Green Flag status. However, my experience of the off premises alcohol sales has made the Quomps an unpleasant, worrying, frightening and anxious place to live.

BCP's own website states "The large grass area is known as the Quomps and is perfect for a variety of activities including picnicking, relaxing, sports and games. We ensure the unique character and heritage of the quay is maintained in harmony with the facilities and leisure opportunities available."

I trust you will support me in my objection to this licence amendment.

Name (if known) and Address of Alleged Offender (you must complete the line below):
Boathouse, Christchurch Quay

Date	Start Time	Description of noise and it's effect on me	Finish Time
27 May	All day	Loud amplified music still playing at 11.50pm	Midnight
31 May	10pm	Loud, amplified music and guests shrieking	11pm
4 Jun	All eve	Loud music until after 11pm. Had to use ear plugs to go to bed	
11 Jun	eve	Loud music until after 11pm. Had to use ear plugs to go to bed	
12-Jun	Eve	Loud music. A continual doof, doof, doof, doof going on all evening. Shouts, screaming and chanting, sounding like "get them off", "get them off". We have to close all openings - windows, doors, velux roof opening	11.30pm
13-Jun	Afternoon	Had to use ear plugs to go to bed Sunday afternoon. Continual doof, doof, doof, doof. We have had to close all windows and doors. Outdoor temperature 24 degrees.	10pm

I certify that the details stated above were recorded by me concerning noise and activity emanating from the premises of the alleged offender stated above and that all the incidents referred to above were personally witnessed by me.

I oppose the above application most vehemently for the following reasons -

- Once any off sales have left the off licenced premises the licensee of the Boat House has no responsibility for the customers behaviour, last year police were called many times over alcohol fuelled incidents.
- An off sales facility will enable them to sell alcohol to people attending various functions on the Quomps i.e. Food festival, Stompin on the Quomps, Music Festival, Classic Cars, etc. in an uncontrolled way. Any authorised sale of alcohol at these functions is done so with restrictions, compelling people to remain within a controlled area, controlled by the retail outlet. This is also supervised by numbers in and out. This would not be possible if the Boat House had an off sales facility and people were able to walk around drinking.
- It will encourage indiscriminate use of alcohol by groups of people / youths who frequent the Quomps and create havoc and devastation, the Town Council have already had to repair 11 polypropylene shelter windows at expense to the Town Council and of course council taxpayers, BCP have also had to remove graffiti.
- This is not a suitable area for off sales, the Quomps are to be enjoyed by all, dog walkers, children, and the elderly, alcohol can be served inside the licenced premises of the Boat House.

Please do not allow a beautiful spot to become a place of antisocial behaviour.

Kind regards

Cllr Avril Coulton
Deputy Mayor of Christchurch
Christchurch Town Council
Email: cllracoulton@christchurch-tc.gov.uk

Re: Full variation 186075 / 186175

I was pleased to see from your email dated 26th May, that the BCP Licensing council rejected application (No.185363). This would have allowed The Boathouse restaurant to sell alcohol on a permanent basis off their premises to users of The Quomps. That particular approach was made via a minor variation to their license which was granted because of the exceptional circumstances created by the global coronavirus pandemic.

Now I see that the business owners at the Boathouse, Macemade Ltd., are pursuing a different approach to achieve the same objective. They have made a Full application (quoted in your postings as both 186075 and 186175) to remove a licensing condition (no. 2.10) which would then allow Off Sales until 23.00 on a permanent basis.

I do not propose to cover again the points which I made in my objection to their earlier minor variation application dated 20th May (a copy of which is attached). However, the points I raised there are still very relevant to this application: -

1. The Quomps is a Designated Public Space within the Christchurch conservation area. Boathouse customers spilling over to the Quomps drinking alcohol is not consistent with the character and amenity of this special place.
2. It is not appropriate to sell alcohol until 11 p.m. on every day of the week when the occasional events on The Quomps have to close at 10 p.m.
3. We now have experience which illustrate the adverse impact of Off-sales on: -
 - a. **Public safety.**
 - b. **Crime prevention.**
 - c. **Public nuisance.**

In my humble opinion, there are no substantial changes to the situation which should cause a change of view as expressed by your earlier rejection of application 186075. Macemade Ltd., have made no proposals to ameliorate the concerns expressed in my earlier objection.

I urge you not to reject this permanent change which will only affect this special area for the worse.

Re: Licensing variation 185363

In order to assist in the business recovery required because of the coronavirus pandemic, BCP have thought fit to endorse the off sale of alcohol from the Boathouse restaurant on a temporary basis. I understand this action, as we all have to make sacrifices during this unusual time. However, I see that the business owners at the Boathouse, Macemade Ltd., are now seeking to make this a permanent change as covered by the above application.

I wish to object to this “Minor Variation” on the following grounds: -

1. Taking advantage of these unusual times the Boathouse has taken the opportunity to convert the outside areas of their property into additional trading areas. There are now two “caravans” parked on the land; one taking orders and providing hot drinks, the other an outdoor kitchen for hot food. A sensible option when “takeaway” is the only option allowed under government Covid restrictions. These I understand are to be

replaced on a permanent basis by an “Airstream” diner / caravan. A grass area has been paved over and outdoor seating installed. Whilst understanding the business basis for these changes, if they become permanent it effectively enlarges the size of the business that Macemade operates. The nett result of reducing the “garden space” and increasing the business, is that the area outside the company’s boundary becomes a spill over for their patrons. That area is the Quomps. The Quomps is a Designated Public Space within the Christchurch conservation area. It adds a unique character to the town and is enjoyed peacefully during the day by families and groups of friends. Boathouse customers spilling over to the Quomps drinking alcohol are not consistent with that character.

2. It seems inappropriate that a permanent fixture like the Boathouse is seeking to sell alcohol until 11 p.m. on every day of the week when the occasional events on The Quomps have to close at 10 p.m.
3. When the temporary license was approved, the impact to those living by The Quomps would have been unknown. With the benefit of many months of experience we can now see that there has been a major impact. This can be observed in the following areas, all exacerbated by excessive consumption of alcohol: -
 - a. **Public safety.** The Quomps can now be a threatening place as the evening progresses. Large groups of people play loud music and throw cans and bottles of drink at one another. Fireworks have been let off at inappropriate times when people are trying to sleep. There is little or no BCP supervision of the area to prevent such behaviours. People do not feel able to walk their dogs across the Quomps in the evening.
 - b. **Crime prevention.** We have been approached by the Police to ask if our CCTV covers the shelter on the Town Quay. The shelter has been vandalised and sprayed with graffiti. The number of such incidents has increased whilst the Boathouse has exercised these temporary licensing permissions.
 - c. **Public nuisance.** The amount of alcohol related litter (bottles, cans and their cardboard containers also some Boathouse glasses) has greatly increased on the Quomps. Although it has to be stated that the Boathouse does use its own labour to clear up such litter once it opens for business the next morning. Once the Quomps Public conveniences are locked for the evening, and the Boathouse closes, a number of people resort to urinating on the grass. It is sad to see young children eating their picnic or doing handstands on that same ground the next day. Shouting and loud music continues long after the 11 p.m. shutdown.

When the pubs in town were closed under Covid legislation, the Boathouse was able to open and sell alcohol. The Quomps then became a magnet for people wishing to congregate, drink and socialise. Although the pubs are now open and the numbers have dropped somewhat it still seems much more than in pre-Covid times. If this license request is granted then the amenity value of the Quomps in the evening will remain degraded.

I urge you not to approve this permanent change and let us return to pre-Covid arrangements.

Dear Licensing Team,

RE: Remove condition 2.10 to allow Off Sales of alcohol on a permanent basis Monday to Sunday until 23.00

While the Boathouse has been permitted to make off premises alcohol sales the community has suffered from a number of unacceptable behaviours on Christchurch Quay and the Quomps.

There are already sufficient alternative establishments for the consumption of alcohol nearby within the town without this unnecessary addition.

The Quomps is a Designated Public Space, within a conservation area and confirmed Green Belt, which is enjoyed by all members of the community. It is usually a relatively quiet, peaceful and safe place to be and enjoy and promotes its Green Flag status. However, our experience of the off premises alcohol sales has made the Quomps a worrying, frightening and anxious place to live.

BCP's own website states "The large grass area is known as the Quomps and is perfect for a variety of activities including picnicking, relaxing, sports and games. We ensure the unique character and heritage of the quay is maintained in harmony with the facilities and leisure opportunities available."

This proposal breaches Policy ENV3 of the Borough of Christchurch Local Plan 2001 which also states in its Town Centre Character Study ".....the area remains highly sensitive in terms of any further change that would reduce the presence or effect of the treescape setting to the Priory.

We believe alcohol is the catalyst for the vast majority of the unacceptable occurrences and strongly object to the above license variation being extended on the following grounds:

Prevention of Crime & Disorder

- The public seating shelter on the Quay had all its glass windows smashed. The police investigated this incident.
- This same shelter, which is used by all members of the community, especially the elderly, disabled and families is also repeatedly covered in graffiti.
- One of the public seating benches was pulled from its mountings and dragged across the Quomps.
- A Beryl bike was thrown into the River Stour.
- Two or three shopping trolleys were thrown into the River Stour.

Prevention of public nuisance

- Excessive noise especially in the evening and night
- Large groups gathered on the Quomps until the early hours of the morning.
- Loud voices, shouting, swearing.
- Loud music sound systems.
- The Police were notified of this.
- Drunkenness and disorderly antisocial behaviour

- There has been rowdy and disorderly behaviour on the Quomps.
- There has been swearing, abuse and intimidation of innocent passers-by.
- There is nothing to prevent hoarding drinks before closing time for consumption into the night.
- There is no Landlord responsible for maintaining good order
- There is no Landlord responsible for ejecting drunk or badly behaved people.
- There is no Landlord responsible for clearing the premises and sending people home at closing time.

Public safety

- For all of those aspects where there would normally be a pub landlord responsible for ensuring compliance on their premises, who does responsibility pass to if the Council allows this to take place on the Quomps? Presumably liability for all aspects passes to the Council?

The protection of children from harm

- After the public conveniences on the Quomps closed in the evening, people were urinating and defecating on the Quomps. This is especially concerning as young children frequently play on the grass on the Quomps in the daytime.
- There is no landlord monitoring behaviour of drunk and disorderly persons where there may be young children present.
- There is no pub Landlord responsible for ensuring that underage drinking does not occur. It would be possible for one person to purchase alcohol and then share it to underage persons.

It is also worth further noting that all licensed functions on the Quomps have had to shut down drinking and music at 10:00PM.

Please confirm receipt of this communication.

Regards

Ref. Application 186175

Dear BCP Licensing Team,

RE: Macemade Ltd / The Boathouse Application to Vary Premises License

While the Boathouse has been permitted to make off-premises alcohol sales during Covid-19 restrictions the community has suffered from a number of unacceptable behaviours on Christchurch Quay and The Quomps.

We strongly believe alcohol is the catalyst for the vast majority of the unacceptable occurrences and we strongly object to the above application being granted on the following grounds:

There are already ample alternative establishments for the consumption of alcohol nearby within the town without this unnecessary addition.

We feel that The Quomps shouldn't be turned into an extended pub garden for The Boathouse which would be left totally without supervision unlike a pub. The Quomps is a conservation area and public space and is not for someone to use to run an alcohol outlet from seven days a week.

The Quomps is a Designated Public Space, within a conservation area and confirmed Green Belt, which is enjoyed by all members of the community. It is usually a relatively quiet, peaceful and safe place to be and enjoy. However, our experience of the off-premises alcohol sales allowed under Covid-19 restrictions has made The Quomps a worrying, frightening and anxious place to live.

BCP's own website states "The large grass area is known as The Quomps and is perfect for a variety of activities including picnicking, relaxing, sports and games. We ensure the unique character and heritage of the Quay is maintained in harmony with the facilities and leisure opportunities available."

This application breaches Policy ENV 3 of "Local Plan for the Christchurch area" which states a proposal for development for or associated with an activity which creates noise, to the environment will not be permitted if the health, safety or amenities of the users or occupants of nearby land will be materially harmed or put at risk.

The Christchurch Conservation Area Appraisal & Management Plan also states for The Quomps "This combination of natural setting and vibrant river frontage form some of the most significant elements of this part of the conservation area. This area is particularly sensitive to change, in terms of both built and natural resources."

The following incidents have occurred on Christchurch Quay and The Quomps since offpremises

alcohol sales have been permitted:

Prevention of Crime & Disorder

- The public seating shelter on the Quay had its glass windows smashed. The police attended and investigated this incident.
- This same shelter, which is used by members of the community, especially the elderly, disabled and families has also repeatedly been graffitied.
- One of the public seating benches was pulled from its mountings and dragged across The Quomps.
- A Beryl bike was thrown into the River Stour.
- Two or three shopping trolleys were thrown into the River Stour.

Prevention of Public Nuisance

- Excessive noise especially in the evening and night
- Large groups gathered on The Quomps until the early hours of the morning.
- Loud voices, shouting, swearing.
- Loud music sound systems.
- Drunkenness and disorderly antisocial behaviour
- The Police were notified of all the above.
- There has been rowdy and disorderly behaviour on The Quomps.
- There has been swearing, abuse and intimidation of innocent passers-by.
- Large quantities of rubbish have been discarded on The Quomps, which has been picked up by a local resident on a daily basis.
- Drug taking and substance abuse - a large quantity of nitrous oxide canisters and balloons have been discarded.
- After the public toilets on The Quomps closed in the evening, people were urinating and defecating on The Quomps. This is especially concerning as young children frequently play on the grass on The Quomps in the daytime.

3

- There is nothing to prevent hoarding drinks before closing time for consumption into the night.
- There is no Landlord responsible for maintaining good order
- There is no Landlord responsible for ejecting drunk or badly behaved people.
- There is no Landlord responsible for clearing The Quomps and sending people home at closing time.

Public safety

- Rocket type fireworks have been launched from The Quomps in the direction of houses surrounding The Quomps.
- For all of those aspects where there would normally be a pub landlord responsible for ensuring compliance on their premises, who does responsibility pass to if the Council allows this to take place on The Quomps? Presumably liability for all aspects passes to the Council?

The Protection of Children from Harm

- After the public toilets on The Quomps closed in the evening, people were urinating and defecating on The Quomps. This is especially concerning as young children frequently play on the grass on The Quomps in the daytime.
- There is no landlord monitoring behaviour of drunk and disorderly persons where there may be young children present.
- There is no pub Landlord responsible for ensuring that underage drinking does not occur. It would be possible for one person to purchase alcohol and then share it to underage persons.

During Covid-19 lockdown restrictions we were exceptionally patient and tolerant and refrained from complaining and reporting these issues when we would otherwise have done so. However, we are not prepared to tolerate similar disruptions in the future after the Covid-19 restrictions have been lifted. Therefore, it is imperative that this application to vary Premises Licence by removing condition 2.10, to allow Off-Sales of alcohol on a permanent basis is rejected outright without exceptions.

Yours faithfully,

Re: Boat House "application" ^{OFF} SALES

Reasons for Representation.

Please, give information under the relevant Licensing Objective.

(Please note you are not required to complete all the boxes unless you feel it is relevant.)

The Prevention of Crime and Disorder:

A lot of criminal activity, which increases year on year; due to alcohol.

The Prevention of Public Nuisance:

By preventing this licence, this will help reduce anti social behaviour.

Public Safety: A lot of alcohol induced incidents requiring intervention from police.

The Protection of Children from Harm: dangerous litter, particularly glass & bottles where children & dogs play!

I do not wish my details to be include in the Public Documents for the following reasons:

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

I wish to object to the application for a grant of off-sales of alcohol as a Variation of Premises Licence for the following reasons :

The area surrounding the Boathouse known as The Quomps is a quiet family area and it is recognised that the off-sales of alcohol in such an area will see an increase in anti-social behaviour which leads to crime and disorder. We are experiencing an increase in criminal behaviour which will be confirmed by local police who regularly attend drunken behaviour as a result of individuals bringing alcohol into the area. Incidents relating to alcohol abuse will only increase if off-sales are permitted.

There is no recognised landlord on the premises permanently.

There is a childrens' play area on the Quomps and there have been occasions for broken beer glasses and bottles to be strewn around this area. I have on several occasions cleared this area to save injury to children.

The public toilets close early on the Quomps and residents have witnessed out-of-control youths urinating and defecating in gardens. Both shelters on the Quomps have been badly damaged causing a public nuisance to those who daily use these facilities.

I WISH THAT MY PERSONAL DETAILS ARE KEEP OFF AND ARE NOT INCLUDED IN THE PUBLIC DOCUMENTS RELATING TO THIS APPLICATION.

I AM A VERY CLOSE NEIGHBOUR OF THE APPLICANT.

Reference: Application 186175 The Boathouse, 9 Quay Road, Christchurch, BH231BU.
Application to Vary Premises Licence. Remove condition 2.10 to allow Off Sales of alcohol on a permanent basis Monday to Sunday until 23:00.

Dear Sir,

The Quomps recreation ground is central to the Christchurch community, providing a very necessary area of peace and quiet, removed from the noise and congestion in the rest of the town. It is an area for families to relax and children to chase a ball, feed ducks and watch the river.

During the pandemic the Boathouse extended its seating onto the recreation ground and to keep the area safe we, the residents, have had to remove a considerable amount of broken glass and bottle tops that get trodden into the grass particularly between the Boathouse and the Bandstand.

Any encouragement for the sort of behaviour that detracts from the essential purpose of a community recreation area is to be utterly opposed. It is a community area and not for private profit. It is possible that the application for Off Sales would be less attractive if it resulted in litigation for feet and paws cut and infected by broken glass in what is meant to be a safe communal area.

Yours sincerely,

Reasons for Representation. Please, give information under the relevant Licensing Objective. (Please note you are not required to complete all the boxes unless you feel it is relevant.)
The Prevention of Crime and Disorder: Sale of alcohol will encourage large groups of adults not families which is what this area is intended to be, for conservation area, of peace and quiet.
The Prevention of Public Nuisance: Increase amount of litter (cans & bottles) as well as takeaway food containers which even now are discarded randomly in our private gardens or on my wall or over it.
Public Safety: Increase sale of alcohol increase fighting which has happened in the past, which is surely a matter of public safety,
The Protection of Children from Harm: The Boat house's own Pitch & Put area to encourage all ages into the area. Also family picnics & on the Quomps there are events which are hosted after the summer. Surely this will encourage people to stay longer & drink more.
I do not wish my details to be include in the Public Documents for the following reasons:

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

Dear Licensing Team

Re: Application 185363 – Application for the Boathouse Premises Licence Variation to be Continued once Covid-19 Restrictions are Lifted

I can understand the reasons why BCP have endorsed the 'off sale' of Alcohol from the Boathouse Restaurant, on a temporary basis, during the Coronavirus pandemic. However, now that premises are now fully open I can see no reason why the business owners of the Boathouse should seek to make this a permanent change.

I wish to object to this "Minor Variation" on the following grounds: -

1. Taking advantage of these unusual times the Boathouse has taken the opportunity to convert the outside area of their property into an additional trading area with two caravans providing hot drinks and food. A sensible option when "takeaway" was the only option allowed under government Covid restrictions. I understand that these are now going to be replaced, on a permanent basis, with an "Airstream" diner/caravan. A grass area has been paved over and outdoor seating installed. Whilst I understand the business basis for these changes, if they become permanent it effectively enlarges the size of the business that the Boathouse operates. As a result of reducing their garden space, to increase business, the area outside their boundary becomes a spill over area for their patrons and that area is The Quomps. **The Quomps is a Designated Public Space within the Christchurch Conservation Area.** It adds a unique character to the Town and is enjoyed peacefully during the day by families and groups of friends. Boathouse customers spilling onto the Quomps drinking alcohol are not consistent with that character.
2. It seems inappropriate that a permanent fixture like the Boathouse is seeking to sell alcohol until 11 p.m. on every day of the week when the 'occasional events' on The Quomps have to close at 10 p.m.
3. When the temporary license was approved, the impact on those living by The Quomps would have been unknown. However, with the benefit of many months of experience we can now see that there has been a major impact. This can be observed in the following areas, all exacerbated by excessive consumption of alcohol:-

- a. **Public Safety.** The Quomps can now be a threatening place as the evening progresses. Large groups of people play loud music and throw bottles and cans of drink around. Fireworks have been let off at inappropriate times when people are trying to sleep. There is little or no BCP supervision of the area to prevent such behaviours. People do not feel safe to walk their dogs across The Quomps in the evening.
- b. **Crime Prevention.** The Shelter on the Town Quay has been vandalised and sprayed with graffiti and the number of such incidents has increased since the Boathouse has exercised these temporary licensing permissions.
- c. **Public Nuisance.** The amount of alcohol related litter has greatly increased on the Quomps although the Boathouse staff do clear it each morning after they open for business. Once the Quomps Public conveniences are locked for the evening, and the Boathouse closes, a number of people resort to urinating on the grass or around the closed conveniences. Some congregate around the lighted area outside the conveniences drinking, playing music, shouting and often kicking footballs against our perimeter walls until the early hours of the morning.

When the pubs in town were closed, under Covid legislation, the Boathouse was able to open and sell alcohol. The Quomps then became a magnet for people wishing to congregate, drink and socialise. Although the pubs in the town are now open and numbers have dropped there still appear to be far more groups congregating on The Quomps than there were pre-Covid.

I urge you not to approve this permanent change so that we can hopefully restore The Quomps to the amenity it was pre-Covid.

The Town Council considered the above application at a meeting of its Full Council held on the 22 June 2021. I can confirm the following:

Licensing Application

Members were asked to consider the application listed below and that the following comments be forwarded to Bournemouth, Christchurch and Poole Council:

Application: [186175](#) The Boathouse, 9 Quay Road, Christchurch. BH23 1BU

Application to Vary Premises Licence. Remove condition 2.10 to allow Off Sales of alcohol on a permanent basis Monday to Sunday until 23:00.

A resident spoken in objection to this application raising concerns for antisocial behaviour, a copy of which appears at appendix 'F' to these minutes in the minute book.

The Town Clerk informed Members that the Quomps is a public space, the premise were only able to do so much, and that once people walk off the premise, then the control stops and any antisocial behaviour becomes a Police matter.

Members objected to the application as the public left the Boat House premises and drank alcohol on the quay causing antisocial behaviour, noise, and left rubbish which included broken bottles near the children's play area.

A Member felt that the Council should write to the Police reporting the antisocial behaviour.

Cllr Tarling proposed a motion that the Council raise objection due to the off-sales application having an impact upon crime and disorder on the quayside contributing to anti-social drinking and the impact upon residents' amenity thereby causing concerns with public nuisance. Cllr Tarling also expressed dissatisfaction due to there being no consultation with the Town Council on land that they manage, and that a letter should be sent to the Police reporting the antisocial behaviour on behalf of the Town Council. Cllr Jones seconded this proposal.

RESOLVED that that the Council raise objection due to the application having the clear potential to cause noise related concerns late at night and thereby public nuisance to residents due to off-sales drinking in extremely close proximity to residential premises and the associated litter such as bottles and glass; as well as crime and disorder as a result of off-sales drinking at the quayside which could cause gatherings contributing to drinking-related crime and delegate to the Town Clerk to write on behalf of the Town Council to report antisocial behaviour to Dorset Police.

Voting: unanimous

Cllr Tarling declared a non-pecuniary interest in this item as he knew the resident who spoke in objection to this application socially, but this was not a close social relationship which could create any appearance of bias and remained present.

Can I ask please that this representation is placed on your file and considered when the Licensing Authority comes to make its decision.

Best,

Dan.



Daniel Lucas LLb(Hons). DipLaw. FSLCC.

Town Clerk
Christchurch Town Council

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