

6th September 2021

- 7 SEP 2021

Licensing Team
Town Hall Annex
St Stephens Road
BOURNEMOUTH
BH2 6DY

Dear Sir/Madam

Reference 188200 – Splinters Restaurant

Living opposite the above premises requesting a variation to premises licence, I have to object for the following reasons:

- The premises (Splinters) is in a conservation area and the residential houses nearby are all Listed. Consequently we do not have adequate double glazing, only secondary, to minimise noise, particularly live and amplified music. Even now we suffer a high degree of noise pollution which, as I am sure you are aware can lead to disrupted sleep and stress. In hot weather bedroom windows have to be firmly closed to have any chance of sleep. There is no outside space available to customers of the above referenced premises and those wishing to smoke or just be outside, will spill out onto Church Street. This is not fair on homeowners.
- The cottages opposite are all over 500 years old and do not have deep foundations, in fact hardly any, therefore vibration comes through the cobbled road and pavement and the cottages opposite are subjected to a constant thump, possibly even causing structural damage. In addition, cars and taxis which come up to the Priory gates late at night collecting customers from venues turn round and drive over kerb stones which are loose and not maintained, this also adds to vibration and nuisance.
- Minor vandalism (or possibly accidents) to the residential properties has occurred in the past from intoxicated customers leaving late night venues, i.e. cracked or broken window panes and damage to window sills.
- There is only one late night license in Church Street and this is outside the Priory quarter, Splinters is not.
- I believe your Noise Assessment Review should determine that the Splinters premises are not suitable for live and amplified music or a late night license.

Yours faithfully 


R.P. Mackie (Mrs)



The premises (Splinters) is in a conservation area and the residential houses nearby are all listed. Consequently we do not have adequate double glazing, only secondary, to minimise noise, particularly live and amplified music.

As the premises sits within a mixed residential and commercial area, we have carefully considered the potential impact of live and amplified music on residents. For most of the time, the premises will be limited to background music, playing at a similar level to that of previous occupants. On special occasions we may introduce live music but this will be limited to acoustic acts only, playing at levels that will be inaudible from the nearest residential property. There will certainly be no drum kits, electric guitars etc.

Our Noise Management Plan sets out the steps we will take to minimise public nuisance, including installation of a sound limiting device which will be set by the local authority, and defining music levels that will ensure noise does not emanate from the premises.

There is no outside space available to customers... and those wishing to smoke or just be outside will spill out onto Church Street. This is not fair on homeowners.

Our neighbours (Soho, The Snug and James and White) already use Church Street as a smoking area. Given the small capacity of our premises (20 downstairs and 30 upstairs), we believe that the increase in people standing outside the venue in the evening will be insignificant. During the day, Church Street is thriving with people travelling to and from The Priory, The Quay and the town centre. As such we do not believe that there will be any negative impact on residents.

That said, our Noise Management Plan states that we will employ 2 SIA accredited door supervisors to maintain order outside the premises. We believe that this is a positive step and will help alleviate the small risk of public nuisance or disorder on Church Street.

Vibration comes through the cobbled road and pavement and the cottages opposite are subjected to constant thump, possible causing structural damage. In addition, cars and taxis which come up the Priory gate late at night collecting customers from venues turn around and drive over the kerb stones which are loose and not maintained, this also adds to vibration.

We sympathise with this issue but unfortunately this is outside our control. The taxi rank is only a few metres away, and we will be directing all customers away from Church Street as they leave. Given the size of our premises, we do not expect any increase in vehicle movements on Church Street.

Minor vandalism to the residential properties has occurred in the past from intoxicated customers leaving late night venues.

Regrettably we cannot be accountable for past issues, but we can provide assurances about the future. As previously mentioned, we will employ 2 SIA accredited door supervisors who

will be positioned at the front door on weekends. They will be employed until 30 minutes after closing time to ensure that Church Street is clear of any customers, thereby reducing the risk of vandalism.

Door supervisors will also work closely with Soho and other neighbouring premises to collectively maintain order in the town centre. This will be underpinned by our active engagement with the local Pubwatch scheme.

There is only one late night licence in Church Street and this is outside the Priory quarter, Splinters is not.

The late-night economy in Christchurch is thriving. By midnight on a Friday and Saturday, there are long queues at the taxi rank and outside Soho, giving us confidence that there is demand for late night premises. Unlike the other premises, we will continue to offer a food menu until closing time, thereby reducing the risk of public nuisance and disorder.

By introducing a new late-night licence, there will be less people on the streets and more people inside premises under supervision. In our opinion this is positive.

I believe your Noise Assessment Review should determine that the Splinters premises are not suitable for live and amplified music or a late licence.

We hope that this response provides some assurance that we are committed to promoting the four licensing objectives in a mixed residential and commercial environment.

If you have any further questions please do not hesitate to contact me on nathan@tikigroup.co.uk. I would be delighted to meet you at the premises and share our plans.

If we have provided the necessary assurance, we would be grateful if you would consider withdrawing your representation.

Best wishes

Nathan Muirhead
Director

09.09.21

Dear Sarah

Thank you for your email attaching a response from Mr Muirhead.

My earlier comments, however, pertain in the main to the extended licensing hours request and as stated in the 2003 Act, the local licensing authority I believe has the power to make decisions regarding opening hours. This decision to be based on local knowledge and consultation with responsible authorities. I would hope that the views of residents who are likely to be affected by an extension to a license into the early hours of the morning for the majority of the week would be taken into consideration.

I cannot say that Mr Muirhead's response has given me much assurance particularly since his target market would appear to be drinkers from the pubs after closing time, all through the week. The ambience of the other licensed premises in Church Street, which in most cases do attract a mixed demographic, sits well within such an historic area and, on the whole, although at times with exceptions, the clientele do treat the area with deserved respect. A late night licence all through the week for a business within the Priory Quarter would not.

Thank you for your attention and I, along with my neighbours, await the outcome of your Assessment.

I have just noticed your email attaching the Notice of Hearing however my comments above hopefully clarify that my area of concern is the opening hours and the nuisance that may well occur with such an extended licence.

Kind regards

Yours sincerely

Rozanne Mackie

1702 SEP 8 -

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7th August 2021

Dear Sir / Madam,

Ref: 108200 Splinters Restaurant

I have noticed that there is an application requesting a variation to the premises licence. I have to object as I live opposite the restaurant.

This is a Conservation and Residential area with properties over 500 years of age. We have no foundations to protect us from any noises be it music or traffic. This is only going to add to the existing pollution. Our sleep patterns will be affected and our lives will be more

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difficult to deal with. He will definitely
be disturbed by people drinking and
smoking outside the premises into the
early hours of the morning.

We hope that you will consider
the livelihood of the residents.

Yours faithfully,

R. B. HIRSBRUNNER

Response to R.B Hirsbrunner – [REDACTED]

Dear R.B Hirsbrunner

Thank you for sharing feedback on our application to vary the premises licence for the. I acknowledge and appreciate the concerns you have and wish to provide assurance that our plans for the premises will see no deterioration in the enjoyment residents have living on Church Street.

We are currently undergoing refurbishment of the property, restoring some of the original features of The Castle Tea House. It is our intention to reopen as a tapas and cocktail restaurant that draws on the building's history as a tea room.

We are seeking to create a venue that offers something a little more grown-up, especially for those that does not want to frequent venues such as Soho or Camerons. Our target customers will primarily be families and tourists during the day, and a more mature customer base in the evening. Over time we have seen that there is demand for a late night venue that is perhaps less energetic than others!

Whilst we are proposing to add live and recorded music to our licence, this will be limited to background levels, similar to that you will have experienced with Splinters.

Only last week my partner and I visited venues in the town centre. By midnight our only option was Soho, Camerons or the taxi rank. What we believe is missing is a venue for those who want to socialise in a quiet and relaxed setting. This is what The Tea House will offer.

Taking each of your points in turn:

This is a conservation and residential area with properties over 500 years of age. We have no foundations to protect us from any noise be it music or traffic. This is only going to add to the existing pollution.

As the premises sits within a mixed residential and commercial area, we have carefully considered the potential impact of live and amplified music on residents. For most of the time, the premises will be limited to background music, playing at a similar level to that of previous occupants. On special occasions we may introduce live music but this will be limited to acoustic acts only, playing at levels that will be inaudible from the nearest residential property. There will certainly be no drum kits, electric guitars etc.

Our Noise Management Plan sets out the steps we will take to minimise public nuisance, including installation of a sound limiting device which will be set by the local authority, and defining music levels that will ensure noise does not emanate from the premises.

Our sleep patterns will be affected and our lives will be more difficult to deal with. We will definitely be disturbed by people drinking and smoking outside the premises into the early hours of the morning.

Our neighbours (Soho, The Snug and James and White) already use Church Street as a smoking area. Given the small capacity of our premises (20 downstairs and 30 upstairs), we believe that the increase in people standing outside the venue in the evening will be insignificant. During the day, Church Street is thriving with people travelling to and from The Priory, The Quay and the town centre. As such we do not believe that there will be any negative impact on residents.

That said, our Noise Management Plan states that we will employ 2 SIA accredited door supervisors to maintain order outside the premises. We believe that this is a positive step and will help alleviate the small risk of public nuisance or disorder on Church Street.

We hope that this response provides some assurance that we are committed to promoting the four licensing objectives in a mixed residential and commercial environment.

If you have any further questions please do not hesitate to contact me on nathan@tikigroup.co.uk. I would be delighted to meet you at the premises and share our plans.

If we have provided the necessary assurance, we would be grateful if you would consider withdrawing your representation.

Best wishes

Nathan Muirhead
Director

Representation from Environmental Health

10.09.21

Dear Nathan,

Splinters 11-12 Church Street - Variation Application

I have looked at this application and have some serious concerns.

I understand you plan to use the premises as Restaurant / cocktail bar. The business will have live and recorded music, and is open until 2am at weekends. The business is a terrace property with residential properties attached both sides.

My concerns are mainly around the prevention of public nuisance.

Having looked at your Noise Management & Public Nuisance plan I would like to make the following observations and have the following questions.

- I am concerned about the noise transmission to next door (a residential premises) through the structure of the building. I suggest you need a structural noise transmission survey to ascertain what levels music can be played at in your business that do not cause a disturbance next door.
- I am pleased that you are putting in a sound limiting device. The level we are likely to set on this would be at a background music level until more is known about the noise transmission to neighbouring premises.
- The doors and windows should be closed after 23:00. I suggest this should be 21:00 when there is regulated entertainment. This should also be in place on a Friday and Saturday night when you have 2 x CIA staff on.
- You state Regulated entertainment must not exceed 74dB(A) from 1 metre at any boundary before 2300. I do not understand what you mean by this statement and therefore would not be willing to support this. Please could you clarify.
- You go on to state that Regulated entertainment must inaudible from 1 metre at any boundary after 2300. I would support this, but I don't think it is realistic or achievable.
- A noise assessment carried out by a competent acoustic engineer is required to give the council more reassurance that the building is suitable for such an operation.
- How do you plan to manage smoker at the front of the premise? They only seem to be able to go out the front of the premise to smoke. This will result in significant noise to local residents. I suggest that customers wanting to go outside to smoke should not be permitted to take their drinks. This way customers come back inside more quickly and don't loiter outside.
- Of the nearby licensed premises some are licensed until 2am or later. However, in practice, they generally close considerably earlier than this. I suggest that on a Friday and Saturday you should close earlier perhaps stopping selling alcohol at 12:30am with customers out by 1am as per your Sunday to Thursday times. This is to reduce the potential of noise nuisance caused by people coming and going from your premises.

Your application states you wish to agree the noise management plan with the local authority. Without more information we are unlikely to be able to agree it.

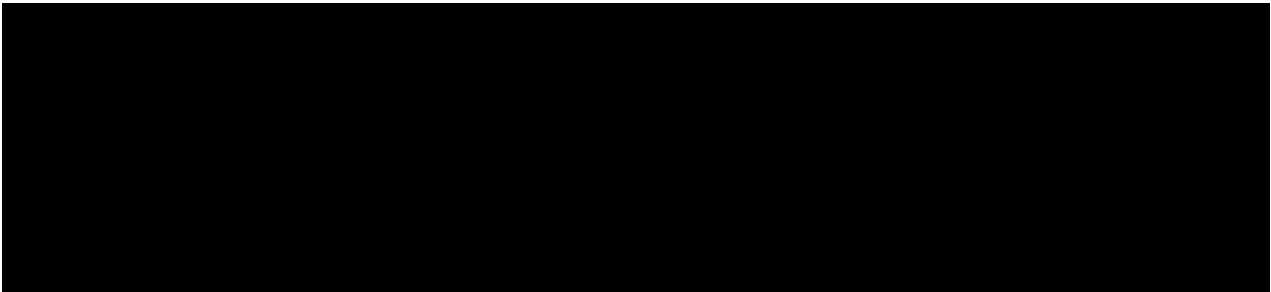
As the deadline for representation is Monday 13th September we have little time to discuss these issues. Therefore currently I am objecting to this application.

Please call me at your convenience although I am working out on site visits this afternoon.

Regards



Darren Naraine
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bcpcouncil.gov.uk




Licensing Team
Town Hall Annex
St Stephens Road
Bournemouth
BH2 6DY

10th September 2021.

To the Licensing Team

Reference 188200, Tiki Bar Ltd, 11 Church Street.

Not only do we have a retail shop at , we also live on the premises. The family is composed of myself, and my wife and two children in full time education. Two of our bedrooms overlook 11 Church Street which is immediately opposite us.

We have great concerns regarding the extension of the new license that is described on the application for 11 Church Street and strongly oppose to any changes to the current license that 11 Church Street has for the following reasons.

1. 11 Church Street is situated in what is known as the Priory Quarter. There are double yellow lines and parking is not permitted, except for deliveries to the premises to this part of church street. There is a turning point by the Priory Gates. On many occasions the double yellow lines are ignored, cars are left on the street and are parked on the pavements and the doorways of the cottages are blocked. There will be an increase in traffic turning around in the street, with car doors being slammed late at night. This already happens now causing disturbances to the residents. We do not wish this to continue later into the night.
2. We are disturbed by late night music, shouting, car engines revving and doors slamming from Soho, which is further away from our premises at weekends. This results into the fact my daughter has to move into another bedroom and sleep on the floor with her sister or in our bedroom. This is totally unfair and unacceptable on her and could be classed as against her human rights. This could have an effect on all our mental health. This disturbance will only get worse and will happen all week if this licensing application goes through and will make the two bedrooms in front of our premises unusable due to the noise of the music, the influence of alcohol, especially at closing time, when those leaving will not have any consideration for the residence of church street. **This is a conservation and residential area, not a night club area.**
3. The music from Soho is bad enough at the weekends. The three buildings opposite 11 Church Street are grade 2 listed. They have no foundations and shake when the music gets loud.

It has proved very difficult to have the authorities to deal with the noise pollution and disturbance we suffer from Soho at the weekends. We certainly do not wish to have another premises closer to us open to the early hours 6 days a week

Yours sincerely

Ian Penny

