

REPRESENTATIONS IN SUPPORT OF REVIEW APPLICATION

THE BEACH HOUSE, MUDEFORD BEACH SANDBANK, BOURNEMOUTH

SUPPORT REP # 1

From: Glyn Gifford
Sent: 25 September 2025 13:25
To: Licensing Com
Subject: Public Notices and the Licensing register / BCP. Ref. M230822

I refer to the review , M230822. I am the owner of Mudeford Sandbar Beach Hut ■.

We have witnessed the vast increase in the Beach House facility which is having a very detrimental effect on the Sand bar and the pleasure of using our beach huts.

- the area the Beach House uses has expanded and now spills over much of the adjacent shore line and pathway making it at times difficult to negotiate the walking path.
- the noise created by this facility has dramatically increased and often goes on late into the evening.
- the increase in people puts greater pressure on the nearby toilet facilities (toilet blocks 3 and 4).
- the public waste bins are also under pressure from the cafe waste.
- the greater use of the sale of alcohol is creating a lot more noise and anti social behaviour on the Sandbar.

All of the above needs to be controlled not only from an environmentally sensitive area but also from an enjoyment of using the Sandbar and Beach hut point of view.

Please consider,

The hours of which alcohol can be sold.

The area where alcohol can be consumed.

The control of noise and behaviour.

This is ment to be an eating establishment with alcohol available not an open bar on the beach The effect on the sensitive environment.

Yours sincerely,

SUPPORT REP # 2

From: Colin Mansfield
Sent: 26 September 2025 10:32
To: Licensing Com
Subject: Application number M230822

BCP Licensing, M230822. Mudeford Sandspit cafe

We write on the above application at Mudeford Sand Spit and wish to give you our concerns as a near by resident as our beach hut is close to the site.

We feel the previous restaurant with shop incorporated was just right for this location and environment.

Our objections to the current set up are as follows

1. The current set up is all take away food and drink this gravitates along the spit and leads to much Noise, Litter, Toilet queues, and general drink related issues.
2. The previous restaurant was contained and a real pleasure to visit, however upon the restoration after the fire was made into a sort of beach bar come takeaway establishment which was not in keeping with the previous Street Scene.

So to conclude we feel let down by BCP planners, because the current state when the premises have spread out into the residential hut area with many extra tables and chairs along the sand generating noise next to residential huts. As many hut owners have their own tables these are being used by the cafe customers.

Thank you from

SUPPORT REP # 3

From: Russell Baldwin

Sent: 28 September 2025 17:47

To: Licensing Com

Cc: Darren Pidwell

Subject: THE BEACH HOUSE at MUDEFORD BEACH SANDBANK - License Review
REF M230822

Dear Sirs

I am writing to request the licensee adheres to the requirement to restrict alcohol sales to table service with food and defined operation within the premises footprint.

The changes have been noticeable since the pandemic and I have observed the following:

1. Securing Public Safety – there are regular occurrences of boats attending / rafting up outside the Beach House with people walking through the water carrying trays of beers for occupants – this encourages danger on the water
2. Preventing Public Nuisance – there has been a significant increase in the number of people sitting and drinking on the tables outside the Beach House, foul language and raised voices – this does not meet with the objective of the Management Plan – if alcohol sales are restricted to with food and within the premises the public nuisance would be largely mitigated

Please take the above into consideration when reviewing the license.

Many thanks

SUPPORT REP # 4

From: Charles Heygate

Sent: 29 September 2025 12:31

To: Licensing Com

Subject: Beach house Mudeford Sand spit alcohol licence

I note the licence application for this property and would like to make a comment on this

The Beach House is a great facility on the sand spit but it has changed over the years that we have been visiting . The balance has changed from an eating place that serves alcohol

, to a destination drinking place which also serves meals. At times it is very noisy, especially as the outside space has grown.

As a family friendly seaside place it would be inappropriate for it to convert to a pub attracting lots of customers from off the spit but ideal as a place to eat and drink for those visiting the Spit

SUPPORT REP # 5

From: Suzie Bath

Sent: 01 October 2025 14:47

To: Licensing Com

Subject: M230822 Beach House Café, Mudeford Sandbank

Hello there,

I am writing regarding the Beach House Cafe in Mudeford, as I know their licence is being reviewed.

I am 37 years old and have been visiting the sandbank since I was a baby, our family have a number of huts along the sandspit.

When Kim Slater took over the Beach House it was really something special, he invested a lot of money into a beautiful renovation and set up a fantastic team. Both my sister and I happily worked there during summers in our teenage and university years. The food was fantastic, the setting was upmarket and it added to much value to the sandbank.

Sadly I can hardly recognise the Beach House in its current incarnation. After the fire we were told that the current setup was a temporary solution but now, six years later, it is clear that that is by no means the intention of the owner.

I am now a mother to a 2 year old and it saddens me that when I put her to bed at night I can hear loud music, rowdy crowds and an almost festival like atmosphere each evening. When I was a child we would only hear a few boats and perhaps some older children playing happily. Formerly at the Beach House restaurant there would be wonderful live musicians, not DJs. We live in London and come to our beach hut for peace, not to be bothered by more noise pollution.

One sunny Sunday afternoon this summer I was walking with her around our hut and we came across a man urinating between the huts, this is truly appalling and shocking for my daughter who is so young. He proclaimed the queues were too long at the public loos, he was clearly drunk. Of course, the old Beach House structure had its own bathrooms so this was not an issue. But also the fact that it was table service and not a take away bar discouraged, in my opinion, casual drinkers.

Furthermore, I cannot begin to express how frustrated and sad it makes me to see how much more rubbish there on the beach with this new take away set up. I take my daughter there in the evenings and spend my time picking up straws, plastic cups, pizza boxes and all sorts of other things. I cannot understand how in 2025 when we are all so much more aware of sustainability and the challenges our planet faces that we are allowing a business to actively promote single use plastic. Let alone allowing that business then to have zero social responsibility to clean the surrounding beaches of its litter.

I am calling for the Beach House to be returned to its original format, a sit down, enclosed restaurant. Should the current owner not be able to afford to fund this transformation then I know a number of people who would, my husband who owns 35 hospitality

establishments in London, for one. Therefore should the current owner be unable to complete the works, the lease should be put back out to tender.

I am happy to discuss this matter further should it be of interest to you.

Thank you for considering my views.

With kindest regards,

SUPPORT REP # 6

From: James Pratt
Sent: 01 October 2025 18:18
To: Licensing Com
Subject: Reference M230822

We write in respect of The Beach House on Mudeford spit. Reference M230822. Local residents and visitors previously experienced a quiet café setting where alcohol was purchased in sealed containers and taken away. The change to a bar model has dramatically altered the atmosphere. Live music is now broadcast across the beach and surrounding area, rather than contained within a building. Without food being served alongside alcohol, the focus has shifted to drinking rather than café culture. This has created a less family-friendly environment, with noise, litter, and alcohol-related behaviour extending into shared community spaces.

We've also noticed more litter, particularly discarded plastic cups, straws and napkins. The open-air bar encourages people to drink all along the beachfront and green areas, which are already fragile environments.

Please put restrictions in place to return the venue to one which respects its unique environment which is quickly being eroded through over commercialisation and uncontrolled alcohol consumption outside the original site.

Yours sincerely

SUPPORT REP # 7

From:
Sent: 03 October 2025 13:00
To: Licensing Com
Subject: M230822

Dear Councillor

Whilst I do not own a beach hut at Medford I am a local resident who visits the beach at Medford regularly, and am disappointed in the changes that have happened at the Beach Hut cafe over the recent years. It has developed from a small cafe on the beach to a much bigger and noisier premises. I am sure that the changes are due to the type of people that can now afford to buy the beach huts. In 1996 I was interested in buying a beach hut which was then priced at £16,000. The current price is around £250,000. so the demographic has changed. The type of people that can now afford to buy a beach hut expect all the razzmatazz, which is a shame for the families that just love the natural beauty of the area.

I hope that the Council will restrict the licence to alcohol only with food and music to non amplified to restrict the noise level for the families with children that just enjoy the peace and quiet. A balance between the loud revelers and the nature lovers could be obtained. Don't spoil the area for a few at the expense of the majority.

Regards
Beryl de la Feuillade

SUPPORT REP # 8

From: Nicholas Goddard
Sent: 03 October 2025 15:37
To: Licensing Com
Subject: Licensing Of Mudeford Beach Hut Cafe, M230882

Dear Sir/Madam, I attach my comments to the review of the license for the Mudeford Sandbank Beach House Cafe, M230882.

Please acknowledge the safe arrival of this email and attachment.

Thank you, Nicholas Goddard

Licensing@bcpcouncil.govuk
M230822 Beach House Cafe, Mudeford Sandbank

Beach Hut , Mudeford Sandbank.

I grew up in the 60s on a beach in Devon and was fortune enough to spend two thirds of the year of a well-spent youth as a deck-chair attendant and gopher for a self-drive motor boat and day-hut rental business.

I was introduced to Mudeford Sandbank in 1976 which rekindled my appreciation of beach life and I purchased a beach hut in 1981. At that time, the beach cafe had table service of home-made style meals within the premises, and a well stocked shop, the speciality being the one penny sweet treats for the nippers. However, my rose-tinted spectacles have become clouded over the last few years.

I draw the attention of the authority to the four primary licensing objections and I am sure the committee will consider in detail the objections which will be put forward by the many worthy organisations with an interest in the well being of Hengistbury Head and Christchurch Harbour, including the MSBHA, the nearest neighbour to the now predominately take-away food and booze vendor.

How much time have you got to listen to my personal objections ?
The noise and rowdy behaviour at weekends, the steady stream of commercial vehicles throughout the day, the queues of bar clients

thronging to Toilet Block 3 at night [with some choosing to do their duty between the huts], the foreshore sprawl of tables and litter which greets me each morning, etc, etc.

Has Mudeford Sandbank become exempt from the PSPO which I presumed covered all of the BCP beaches?

I wish the committee to refuse the license in its current form or apply strict conditions for its continuation.

Dr. N. Goddard, [Bournemouth Resident.]

SUPPORT REP # 9

From: Jojo Huggins

Sent: 03 October 2025 15:41

To: Licensing Com

Subject: Public Concern

Dear Licensing Committee,

Since the fire, the Beach House café structure at Mudeford Sandbank has been replaced with an open-air facility, the absence of an enclosed structure with designated seating areas has resulted in commercial drinking spilling directly into protected land. The surrounding area is not just ordinary open space, but designated Green Belt, SSSI, SPA, and Ramsar site. These protections are in place because of the fragile ecological value of the site. Increased alcohol sales, particularly through a bar operation, risk littering, disturbance to wildlife, and erosion of the special character of this environment. The use of single-use plastic glasses further compounds the environmental damage.

With no walls or seating areas defining the café, alcohol drinkers are free to wander anywhere to consume their take away drinks. Previously, alcohol was only sold in sealed containers to be taken away to beach huts, now, it feels unmanaged, we used to love the peaceful, natural beauty of Mudeford Sandbank, it now often feels like an Ibiza rave with loud music spilling out, and has spoiled our enjoyment of the area which we believe should be protected for future generations.

Thank you for taking account of my views,

Jojo Huggins

SUPPORT REP # 10

From: Bob Eveleigh

Sent: 06 October 2025 17:24

To: Licensing Com

Subject: Mudeford Sandbank Beach Café ref M230822

I have attached our comments on the above.
Thank you for giving this matter your consideration.
Bob Eveleigh
Hut ■
Mudeford Sanbank

BCP Licence Comment from Hut ■ (M230822)

Like other beach hut owners, we look forward to having a proper beach hut café with a pleasant dining experience, shop, toilet and take-away option.
However, this facility must be built within the original café footprint (before the fire) and not the enlarged area of the temporary arrangement that has gradually crept up well over the original footprint.

Before the fire the dining arrangement encouraged people to eat and drink inside the café, the current temporary dining operation is to take-away food and drink and this has resulted in visitors eating and drinking at the unlicensed tables or around the beach area. This makes it even more important for eating and drinking to be restricted to inside the café.

We must point out that the BCP council officers are very strict on controlling the template, height and glass volume on every beach hut, it would surely be unacceptable if they did not maintain their strictness with this commercial beach property?

From a licensing point of view there seems to be no control from BCP officers for noise at the existing café. At times the live and DJ music has been so loud that conversation in neighbouring huts has been impossible. For example on one occasion this last summer, it was possible to hear every word in a live performance when one of us was in Block 4 toilets!

SUPPORT REP #11

From: John Timms
Sent: 06 October 2025 21:35
To: Licensing Com
Cc: Claire Bath; Mary Timms
Subject: Objection to License application M230822 for The Beach House, Mudeford Sandbank

Dear Sir,

I am writing as a close neighbour (Hut ■) to the Beach House on Mudeford Sandbank.

I have on numerous occasions witnessed drunk and disorderly behaviour by clients of the Beach House, not just late in the evening, but also witnessed by my young grandchildren in the middle of the day.

Also the music is often too loud and impinges on our enjoyment of what should be a quiet and peaceful family area.

I strongly object to the M230822 license application for the following reasons:

1. Public Safety

- The original café building no longer exists; it has been replaced by an open-air bar with minimal physical boundaries and unrestricted public access.

- Patrons are consuming alcohol in front of beach huts and across the beach area, without adequate supervision or control by the operator.
- The absence of a defined structure or enclosure significantly hampers the supervision of patrons and increases the risk of accidents or safety incidents.

2. Protection of Children from Harm

- The beach huts are regularly used by families, including children and grandchildren, who are now exposed to a bar-like environment and alcohol-led activity.
- The character of the area has shifted from a family-oriented setting to one centred on alcohol consumption, which is inappropriate for this location.
- The premises are situated within designated and protected land (Green Belt, SSSI, SPA, and Ramsar). The introduction of uncontrolled drinking and associated noise and disturbance is inconsistent with the intended use and protection of these sensitive areas.


3. Prevention of Public Nuisance

- Live music and amplified sound now carry across a wide area, including directly into the beach hut vicinity. The operator actively promotes large gatherings through social media and its website, which describes the venue as a “festival-style” set-up featuring live music and DJs.
- The resulting noise levels, crowd activity, and general disturbance prevent hut owners and families from peacefully enjoying their licensed areas, contrary to the terms of their hut licences and the Beach House Lease conditions.
- The use of single-use cups and the associated littering adversely affect the cleanliness, amenity, and character of the beach environment.

4. Prevention of Crime and Disorder

- The premises have evolved from a modest, food-led café and shop into an open-air bar.
- Alcohol is now being sold independently of food, increasing the potential for disorderly or antisocial behaviour.
- The provision of drinks in disposable plastic cups encourages immediate on-site consumption rather than controlled takeaway, reducing the operator’s ability to monitor and manage alcohol use effectively.

Consequently please refuse this license, or, at the very least, apply restrictions to require that alcohol is only to be served with food, that music should not be amplified and definitely reduce the hours when alcohol is served.

John Timms,
Hut 
Mudeford Sandbank

SUPPORT REP #12

From:

Sent: 07 October 2025 14:47

To: Licensing Com

Subject: Beach House Café Licence Review - Mudeford Sandbank BH6 4EN - Application Number M230822

Dear Sir/Madam

My family has been fortunate to own a beach hut on Mudeford Sandbank since 1949 and I have been a beach hut resident for 70 years. This affords me a long-term perspective, as one who is deeply committed to Mudeford Sandbank, both emotionally and financially.

When the alcohol licence for the beach café was first granted back in the mid 1970s, it was to enable beach hut residents and others to enjoy a quiet glass of wine with an evening meal on specified occasions. In the intervening period, the provision and consumption of alcohol have been extended so that it is now available all day and alcohol is currently a major feature of the mass advertising of the music and other events in the café. These events regularly spill out onto the beach, creating undue noise and litter from take-away facilities. The pressure on toilet facilities is considerable, rendering them unpleasant for visitors and residents alike.

Increasing commercialisation seems to me to be totally inappropriate in a protected natural environment known for its beauty and sense of peace, notwithstanding the fact that Mudeford Sandbank is a family-orientated beach where visitors and residents alike bring their children to enjoy its special characteristics.

Sadly, my children and grandchildren have been exposed to and suffered from loud, drunken behaviour of café customers, both during the day and late at night and have had their safety compromised by those who, having had 'a good time', get into boats and cast off from the crowded area outside the café with alcohol blood levels that would result in a hefty fine, if behind the wheel of a car. In my opinion it is only a matter of time before there is a serious accident.

Recently, an application for a licence for a floating restaurant sited on the water adjacent to the beach was rejected on the basis of safety, noise and potential nuisance etc. It would seem to me that the outside tables in front of the café, in particular, could be seen to generate similar adverse conditions.

I would very much like to see the café return to its original remit: to provide indoor facilities for families to eat and drink when visiting the beach. I have no objection to alcohol being served alongside a meal, within the confines of the building. However, I do object to any and every attempt to make this beautiful, natural environment into an aggressively-advertised venue for the consumption of alcohol and the provision of loud music, especially late in the evening.

I trust that, in the review of the licence, due consideration will be given to the visitors and beach residents who seek to enjoy the unique character of Mudeford Sandbank.

Elizabeth Pritchard

Hut ■

Mudeford Sandbank

SUPPORT REP #13**From:** Tony Webb**Sent:** 08 October 2025 13:17**To:** Licensing Com**Subject:** COMMENT ON M230822 BEACH HOUSE CAFE**COMMENT ON M230822**

I have had the privilege of being a Mudeford Sandbank resident for all of my sixty six years. As a child I was allowed to roam free because it was a safe haven for children to play, only returning to our huts for mealtimes and bedtimes. My parents were happy with this because there was not the number of people there is today enabling the community to keep an eye on each other's kids. The same was true when my children were small in the 90s. It was the best place for kids to grow up as it was not only a safe place to play but a place to learn life skills, swimming, rowing and sailing. Sadly, this is something that can no longer happen due to the increase in footfall and loutish drunken behaviour of the day trippers treating the place like it's beach rave in Magaluf. A direct result of the Beach House selling alcohol in take away single use plastic glasses all day. The sale and consumption of alcohol used to be contained within the building, preventing the drinking from spilling out on to the sandbank.

The noise from the Beach House has become unbearable since the fire. Many events, that are widely advertised, are held during the summer months. These include live music and or a DJ playing music at unacceptable levels. It ruins the day for many. The vehicular traffic supplying the Beach House has grown exponentially over the years, making an extensive part of the sandbank unsafe for children. Much of the traffic being alcohol deliveries.

I was manager of the cafe and shop for three years in the late seventies at which time the shop occupied a third of the building and supplied the same stock as a mini-mart, everything one would need from food, books and magazines, daily newspapers, hygiene products, sweets, fresh vegetables, canned goods, cakes and pastries, meats, beach goods etc, because that's what our lease dictated as I believe it does today. The current shop has virtually none of the aforementioned on offer. We had a licence to sell alcohol but only as off sales in sealed cans or bottles primarily for the hut residents. Not an unrestricted open bar as it is today.

The Mudeford Sandbank management plan states clearly that quiet and relaxation should be maintained. It isn't. Far from it. My hut is close to the Beach House on the harbour side near the jetty. I have witnessed on many occasions groups of drunken people staggering around trying to get on the jetty or looking for the toilets. If they don't find the loos, or if the loos are busy they will urinate, and worse, in between the huts. When challenged they become menacing, threatening violence. Some have threatened to burn my hut down. Again, this is a direct result of the Beach House alcohol sales. As all hutters I am happy to share the beach with day trippers as long as they behave in a civilised manner. This won't happen under the present conditions. The alcohol consumption must be contained with the premise of the Beach House.

SUPPORT REP #14**From:** Paul Owen**Sent:** 08 October 2025 13:35**To:** Licensing Com**Subject:** The Beach House - Review - East Southbourne & Tuckton

To Licensing Committee

Please find attached my representation in respect of the review of the licence for the Beach House at Mudeford Sandbank.

Also attached are some supporting videos.

Kind Regards

Paul Owen

Personal Statement by Paul Owen to BCP Licensing Committee considering application by The Beach House, Mudeford Sandbank.

I have owned the same hut on Mudeford Sandbank, close to the Beach House café, for 40 years. For much of that time, the area grew slowly in popularity, but the restaurant remained a low-key venue enjoyed by hut owners and visitors who valued the tranquillity promoted by the Sandbank's Management Plan.

Over the past six years, however, visitor numbers have risen sharply, and the café has become louder, busier, and more brash. The tranquillity is now frequently compromised. Many people treat the Sandbank as if it were a holiday park, where a party atmosphere is acceptable. In reality, this is a residential area within the green belt and close to a SSSI.

Owners pay council tax because huts are considered residences. More importantly it is a community. My hut is a home, where I work, meet friends and family, read, rest, and enjoy peace.

Hut owners take care not to disturb their neighbours. We do not play music or radios at a level that can be heard outside our huts. While celebrations do occasionally happen, there is a culture of respect and give-and-take among neighbours. Unfortunately, the café does not follow these principles.

When the current tenancy began around a decade ago the manager would consult neighbouring huts to avoid disturbance, but this no longer happens. The tenancy lease (section 14.6.1) requires the tenant not to cause nuisance, annoyance, or disturbance to neighbouring huts, yet live music and DJs now regularly create exactly that. A DJ's purpose is to generate a party atmosphere, but in an open-air setting the noise carries far beyond the venue. Not once have I been consulted even though it must be self-evident to the organiser that they are causing a disturbance.

As a result, many weekends and even weekdays are disrupted. At times the music is so loud that, even with windows and doors shut, it competes with conversation or with our own radio. Quiet activities like reading with the doors open become impossible. The huts are not insulated like conventional homes, so the impact is greater. Needless to say, sleep is difficult on these occasions. I have attached a few videos demonstrating the noise levels to which we are often subjected.

In fairness, when only quiet background music plays, it is not an issue. I have occasionally asked staff to reduce the volume of ambient recorded music, and they have usually obliged. However, during larger events with live music or DJs, it is daunting to raise concerns when they are in full-swing, and I have been told the management claim the volume is beyond their control. I was driven to make a nuisance report (NR203062) to BCP about the volume of music from an event on 22 August 2025. I could accept occasional events a few times a year, but they have now become regular occurrences,

especially at weekends. As a result, we often avoid visiting then to escape the disturbance.

The café's sale of takeaway alcohol and the addition of outdoor seating have also fundamentally altered the atmosphere. The original licence was meant solely for the sale of alcohol with meals and off-sales from the shop, not the operation of a beach bar. In the surrounding areas, outside of a contained premises, this has led to antisocial behaviour, noise and disturbance alongside littering from plastic cups discarded across the Sandbank. I have witnessed foul-language, arm-wrestling, and vomiting, even while queuing with young grandchildren for an ice cream. This is not what the Sandbank is meant to be. A space that should feel safe for children has instead been undermined by behaviour more suited to parts of Bournemouth beach — but unlike there, we cannot simply move elsewhere. This is our home.

The tenant may highlight the popularity of events as evidence of demand, but that reflects only one side of the equation. It overlooks those who seek the Sandbank's tranquillity — an alternative to other parts of Bournemouth beach — and are discouraged from visiting as a result.

In plans submitted by the tenant to rebuild the café after the fire in 2018, we were promised we would only hear 'the wind and the waves'. In April this year, at a meeting with hut owners, the tenant's representative advised that the sound technology planned for the rebuild would mean we would 'hear nothing' outside of the venue. I ask the Licensing Committee to impose conditions on the licence which will ensure this commitment is met and that alcohol sales are restricted to being served with food.

**** Video Footage provided x 3 – with titles of when taken**

SUPPORT REP #15

From: tom goddard-fenwick
Sent: 13 October 2025 14:03
To: Licensing Com
Subject: Beach House Cafe

Beach House cafe. M230822.

The cafe and shop has changed beyond all recognition under the existing operator. It is obvious the Tenant is only interested in a "Bar on the Beach" type set up, using social media to advertise live music and calling it a Festival type set up.

This encourages people to come and consume amounts of alcohol.

The area around the Bar is expanding into an extension of the premises.

This is not great as there are many large delivery vehicles that come into this area.

Beach Hut owners close by, like myself, get large crowds congregating, that are noisy because of the demographic that this type of set up attracts.

I can easily hear the piped music that plays at the bar, from about 9.30am till close during the summer holiday period.

When there is a DJ or live music, this is easily audible inside the close huts, making them no place of enjoyment.

People will get their drinks and look to sit on anything close by. Hut owners Picnic benches, Hut platforms and anyone's boat

You can get a lot of verbal abuse if you ask them to move.

There is always a lot of litter in this area. Myself and others pick this up every day. For two Summers I have seen rats around the bin compound opposite the bar entrance at dusk.

There is no on site supervision of the beach or bar activities, as there used be when a beach Superintendent was resident there.
So there can be unrestricted activity.

The Beach huts in the nearby area feel like living in a " Big pub beer garden". This is not great for older people like me, who would like the return of some nice beach tranquillity.

People sometimes go between the huts to urinate, even during the day. I have seen this on numerous occasions and caught people twice between mine and my neighbours' hut.

As This area falls under protected green belt, SSSI, SPA, Ramsar. I think drinking of that format should be restricted and to protect the beach hut families in very close proximity. Restricting times when alcohol can be bought, and then only with food. Along with no loud or constant piped music would help.

The demographic of the drinking, fast food culture business model is not one that fits well with the area, especially in a residential environment.

Tom Goddard-Fenwick. Hut ■.

SUPPORT REP #16

From:

Sent: 13 October 2025 14:51

To: Licensing Com

Subject: licencing application M230822, Beach House Cafe

Licencing application M230822, Beach House Cafe

We are writing with reference to the licencing application for the Beach House Café, on Mudeford Sandbank. Having spent the summer in our beach hut ■, it has become apparent that the cafe is now serving alcohol throughout the day whether people are consuming meals or not and has become an open air bar. As a result people are spilling out all over the beach leaving vast quantities of plastic and rubbish in what is supposed to be an SSSI This is surely environmentally unacceptable and must contravene the Mudeford Sandbank Management Plans aim to preserve and enhance the area's special qualities

It appears that the cafe management advertises itself on social media and on a number of occasions during the summer has hosted live music evenings to the detriment of those trying to get children asleep or just hoping for a peaceful evening. More people more alcohol more plastic! The beach used to be a family friendly place. Now it's more of a drinker's paradise

We understand that the cafe has temporary planning permission until the permanent restaurant is constructed. We would ask that alcohol should be served only with food and kept on site (in other words, that there should be no stand alone bar)and that no amplified music should be allowed. The drinking club culture which is currently evident at the cafe is unsuitable in this special environment where families come to enjoy their holidays and spend a relaxing time together, peacefully.

Tim and Sally Priddle
Hut ■ Mudeford Sandbank

SUPPORT REP #17

From: Richard Bath

Sent: 13 October 2025 09:33

To: Licensing Com

Subject: Breach of licence

Importance: High

Dear Licensing committee,

I write as a resident of Mudeford Sandbank. Our hut is situated around 43 meters to the south of the Beach House Café. We have owned our hut for over 44 years and now four generations of our family enjoy living in this unique place. We are residents and pay council tax to BCP council, our licence allows us to sleep in our huts from 1st March through to 31st October and our hut is regularly occupied overnight.

Sadly since the fire in 2018 the Beach house operation has changed dramatically which has had a negative effect on our enjoyment of Mudeford Sandbank.

What used to be a relatively small, family friendly restaurant, serving alcohol with meals has gradually over the years since the temporary planning was put in place, changed into primarily a loud bar on the beach. The Beach House has a very proactive social media presence with thousands of people encouraged down to this bar for live music and themed events.

The pure pressure of customers spills over into the surrounding areas with take away plastic cups of beer and cocktails. We have three young children in our family with another baby on the way. Unlike my childhood where the unspoiled peaceful charm of the sandbank allowed me to roam with my friends along the Harbourside and beach, this isn't now possible given the number of drunken revellers who have spilled out onto the beach from the café.

There are no toilets now and the café customers use the public toilets just along from our hut. So we have a constant stream of people holding take away alcohol walking past the back of our hut where children are playing. As the day goes on their behaviour becomes more driven by alcohol with raised voices and high emotions being expressed in close proximity to young children. The toilets often get blocked, there are only three for each sex and then we have seen people peeing between the huts.

The waste from take away food and drinks is out of control, all going into the council bins in black bags from the cafe, often overflowing by the end of the day. Litter is left around the beach and the benches which they don't have planning permission for on the Harbourside.

The music is so loud from the open air set up that you don't have a choice if you want to listen to it or not, it is really dominant. I attach video clips from the back of our hut to illustrate the difference between no music and the live music promoted by the owner.

To supply the operation with adequate beer and provisions, commercial vehicles are a regular disturbance from early morning and also a danger to children who should be able to play on the shore without risk from being run down by a juggernaut. I attach a video taken from our upstairs window when we were woken up to the sound of multiple vehicles supplying beer kegs and other items.

Prior to the fire, the beach house had to only use one vehicle that met contractors at

their other venue in Christchurch to pick up all supplies in one journey. That obviously isn't possible now, given the huge demand they have generated for alcohol on the beach.

The ferry is overwhelmed by the number of people and long queues form along the shoreline, many needing the toilet facilities.

We live here in very close proximity to the cafe, and although this type of venue might be appropriate in the town centre or along Bournemouth Beach, it is totally inappropriate in the environmentally protected area that Mudeford Sandbank is meant to be.

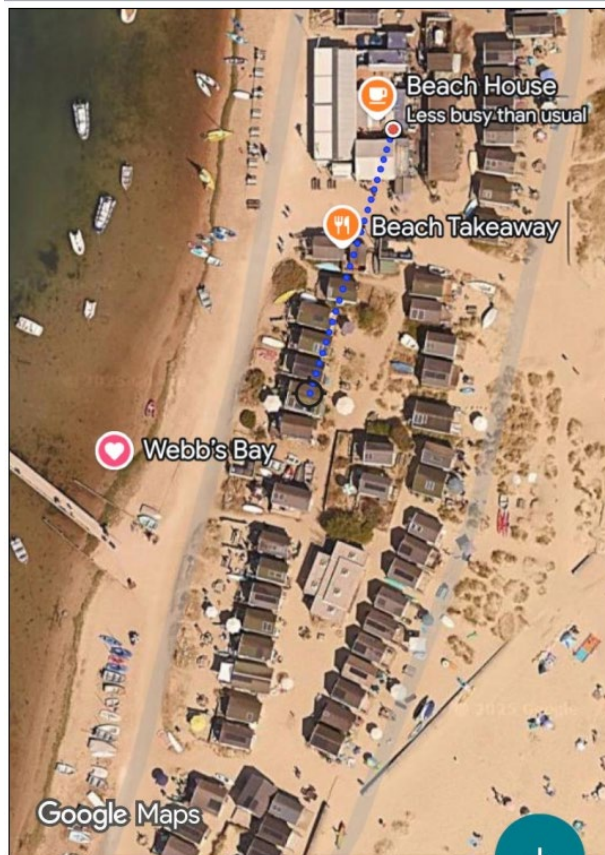
I believe they are using their original license which was issued for an enclosed building with table service alcohol with food and doors that were closed during the evening to protect residents from noise. The only off sales were for bottles of wine and beer sold from the shop mainly for the beach hut owners to consume. We request that it returns to that operation, and if it's open air then strict control on the areas for the consumption of alcohol with no take away bar allowed. The music level also needs control. It's totally out of control now.

You might wonder why it is only now we raise these concerns, the reason is that every year we have been promised that a replacement building was going to be built, so we viewed the current set up as temporary and to a certain extent put up with it, expecting it only to be for the next few months. The footfall generated has steadily increased over the years by the constant posts on social media to encourage customers to the Beach House. We now cannot stay silent for the sake of the beautiful place that Mudeford Sandbank was and is fast being destroyed by pressure of visitors, most of whom are coming to the beach house.

We have submitted a complaint to the environmental control in June. I will get my mother to send this to you.

Thank you for taking account of my complaint.

Richard Bath
Hut ■
Mudeford Sandbank



141.076 ft

Add point

19:45

81%



But this didn't stop us! Remaining open throughout the winters, and through a pandemic (when we were allowed to be open, of course) We created an open air festival style food and drink takeaway! Including a retro style burger van, stone baked pizza kitchen, paella, seafood & salad counter, beach bar as well as our essential beach shop & kiosk.

beachhousecafe.co.uk







From: Claire Bath
Sent: 13 October 2025 12:52
To: Licensing Com
Cc: richard [REDACTED] Bath
Subject: Fwd: Noise Complaint - Beach House

Dear Licensing committee and officers,

My son Richard Bath has submitted his statement about the review of the Beach House license.

He asked me to forward my complaint to environmental health.

I was unable to fill in a two week diary because we were not resident on the beach for that time when the hut was being used by different members of the family. So although we are residents it's different from a house because multiple people use our hut from March to November.

However I did submit evidence of the noise experienced.

I hope that you can add this to my son's submission.

Thank you,
Claire Bath

Begin forwarded message:

From: Environmental Health

Date: 20 June 2025 at 09:19:22 BST

To:

Subject: RE: Noise Complaint - Beach House

Dear Claire,

Our reference SRU316082

Thank you for taking the time to report the noise complaint.

We need to monitor the noise complained of from within your home or premises and therefore asking you to complete a [noise diary](#) for 2 weeks before we investigate, unless the noise is continuous like an alarm.

A noise diary is available to download from our website at:

<https://www.bcpCouncil.gov.uk/documents/environment/Commercial-Noise-Log-Sheets.pdf>

After 2 weeks of recording the noise in the diary, please send your completed noise diary to environmental.health@bcpCouncil.gov.uk where it will be passed to an officer to investigate.

Kind Regards,



Chelsea Dodd

Regulation Technical Assistant

Community

T. 01202 123789

environmental.health@bcpCouncil.gov.uk



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**** Video Footage provided x 6**

SUPPORT REP #18

From: sally harris

Sent: 13 October 2025 15:45

To: Licensing Com

Subject: Beach House Cafe Revision Application

To whom it may concern

Attached is our personal impact statement for your attention

Thank you

The Harris Family

To The Licensing Authority BCP Council , Civic Centre, Bournemouth BH26DY

Personal Statement regarding the impact of The Beach House Café's current operating model under the current alcohol licence

From The Harris Family: Hut No 1

Peter, Sally, James, Becky, Layla & Huxley

We have had the pleasure of being one of the very longstanding hut owners going back to the early 1960's. The café area has changed out of all recognition since the fire in 2018. It is now being operated as a pub being a magnet for hordes of visitors displacing the normal community of children and families, ruining the tranquillity of this very special conservation area. This "pub" and take away offer since Covid impacts the whole sandbank as it is used for their outside space. The residential huts in close proximity to the café have to endure noise, cooking smells, late night parties frequented by people who do not know the hidden etiquette of the Sandbank- "peaceful enjoyment".

Pre Fire – a Lovely Restaurant

Prior to the "fire" we were used having a lovely sit-down meal with a glass of wine and good food where tables had to be booked in advance. Children were welcome, encouraged where the atmosphere was cordial, welcoming and civilised. You could drop in for breakfast or have a coffee and cake in the morning. Lunches were offered in a similar way. The shop for the Beach Huts residents was extensive with a walk-through area where you could buy a can of beer or a bottle of uncorked wine to drink at your hut with friends.

Post Fire and Covid

The open-air festival style operation we see today, with the take away operating model has developed into a free for all as a 'go to' place along the coast. Alcohol is the main draw on a lovely summers evening where visitors use the whole sandbank area as a pub lawn. Litter is abundant as the Beach House do not have their own collection point but use the residential litter corrals as disposal points for thousands of bottles, cans, pizza cardboard and food containers. We regularly clean up with nightly litter picks. The footfall has dramatically increased over the last 5 years. This contravenes the Mudeford Sandbank Management Plan for this Conservation area, where the footfall was deemed to reduce by 10% per year from 2014. The Beach House does not currently have its own facilities and therefore inebriated pub users frequently use and abuse the current facilities which are the Beach Hut Residents bathrooms. They also use the side of huts to urinate and more.

To enable the Beach House to operate this pub many journeys through Hengistbury Head are required to bring in supplies throughout the day. The environmental impact through this sensitive ecological area is huge.

The effects are seen mostly by the residents surrounding the Beach House but permeate along the beach, with visitors using electric bikes and scooters to access areas after excessive drinking in the pub. Nightly incursions of these vehicles are frequently seen during the summer as they can easily pass through the gates off the Broadway. The remote nature of the Sandbank means that security is lax, police do not patrol the area and it does appear that wandering along this beach with a pint in hand is normal practice.

Beach House Rebuild Plans

Numerous amendments and applications by the current tenant have now led to a recent plan which will replicate what is available now, open air festival style offer and a continuation of the impacts we have seen over the last 5 years. The current licence does not represent the current operating model. As a family we are asking the licensing authority to take into consideration the huge impact the change to take away-festival style café on Mudeford Sandbank has undergone since 2018.

- **Prevention of public nuisance**
This is obvious given the spread of the pub goers as they use the beach surrounding the residential areas. Swearing, shouting, urinating, aggressive behaviour towards the hut owners, we need a more controlled environment.
- **Protection of children from harm**
Children being kept awake by drunk revellers, visitors using the public toilets where children frequently go to alone whilst inebriated, not safe to allow children to run around alone as security is virtually none existent.
- **Prevention of Crime and Disorder**
Over indulgence in alcohol without food is asking for trouble. The Police have been called twice this year but due to the remote location often arrive too late.
- **Public Safety**
We have massive issues with the facilities on the Sandbank owing to the lack of investment. The current café set up does not have its own facilities so the public ones are often overwhelmed and the lack of cleaning provision ends up in a horrendous mess for all.
The volume of vehicles servicing the café now pose a very significant safety issue around all the different queues which form outside the hatches serving hatches.

We are asking you, as the guardians of the licensing authority to enforce the licence which existed prior to the fire and covid. The licence should revert back to a restaurant licence where alcohol is served with a meal, in a more controlled way stopping any incursion onto the nearby beach.

Thank you
The Harris Family
October 13th 2025

SUPPORT REP #19

From: Peter Jones

Sent: 13 October 2025 20:25

To: Licensing Com

Cc: Kate Lane

Subject: Licencing review on the Beach House Café, Mudeford Sandbank - M230822

Dear BCP Licensing Team,

Licencing review on the Beach House Café, Mudeford Sandbank - M230822

We are writing to formally request a **licensing review** of the **Beach House Café, Mudeford Sandbank (M230822)**. We believe the current licensing conditions should be revisited on the following grounds:

1. Prevention of Crime and Disorder

The transformation of the café from a modest, food-led establishment into an open-air bar has introduced risks that must be proactively managed. The sale of alcohol without a food requirement increases the likelihood of excessive drinking and antisocial behaviour, particularly in a public, outdoor setting with limited oversight.

The use of plastic cups encourages immediate on-site consumption, contributing to a transient and potentially disruptive environment. This shift may attract groups seeking quick access to alcohol, heightening the risk of noise disturbances, littering, and public intoxication.

To mitigate these risks, it is essential to implement responsible alcohol management practices, such as:

- Serve alcohol only alongside food to moderate consumption.
- Display clear signage about acceptable behaviour and local regulations.
- Employ trained staff to monitor conduct and intervene when necessary.
- Coordinate with local authorities to ensure compliance.
- Use reusable or sealed takeaway containers to discourage immediate consumption.

2. Public Safety

The removal of the original café building and its replacement with an open-air bar has significantly altered the environment. The lack of defined boundaries allows customers to spill into surrounding areas, including beach hut fronts and the beach itself. Combined with alcohol consumption in unsupervised spaces, this creates a setting where control is difficult and risks are elevated.

To ensure public safety is maintained at the beach hut café—particularly following its transition to an open-air bar—a number of essential measures should have been implemented but regrettably have not.

- Define clear boundaries and access points using fencing or designated seating zones.

- Employ trained staff for responsible alcohol service and crowd management.
- Display visible signage outlining behaviour expectations and safety guidelines.
- Restrict alcohol consumption to designated zones.
- Install adequate lighting and CCTV to deter antisocial behaviour.
- Conduct regular safety reviews to adapt and improve site management.

3. Prevention of Public Nuisance

The café's shift toward a festival-style open-air bar has increased public nuisance. Live music and DJ performances project across a wide radius, disturbing beach hut owners and visitors. Promotion of large gatherings via social media has led to excessive noise, crowding, and strain on local infrastructure. The use of single-use cups contributes to littering, and the lack of dedicated toilet facilities places pressure on limited public amenities.

To prevent public nuisance at the beach hut café—particularly following its transition to an open-air bar—a number of essential measures should have been implemented but regrettably have not.

- Limit live music hours and enforce decibel limits.
- Use directional speakers or acoustic barriers to contain sound.
- Cap attendance numbers and use ticketing for larger events.
- Employ stewards or security personnel to monitor behaviour.
- Switch to reusable or biodegradable cups and provide adequate waste facilities.
- Create buffer zones between the café and beach huts.
- Enforce lease conditions protecting hut owners from disruption.
- Moderate promotional activity to avoid uncontrolled crowds.

4. Protection of Children from Harm

The café's transformation into an alcohol-led venue has altered the character of the area, raising concerns about children's exposure to inappropriate environments. Families now face a bar-like atmosphere with public drinking, loud music, and large crowds. This undermines the previously family-friendly nature of the setting and is incompatible with expectations for a safe recreational space.

Moreover, the café operates within a **protected area**—designated as **Green Belt, SSSI, SPA, and Ramsar site**—where uncontrolled drinking and associated disturbances are wholly inappropriate.

Conclusion

We purchased our beach hut three years ago, drawn by Mudeford's unique qualities:

- **Natural beauty and tranquillity:** Coastal views, clean waters, and unspoiled beaches.
- **Unique beach hut atmosphere:** Iconic huts in a quiet, car-free environment.
- **Activities and accessibility:** Water sports, nature trails, and ferry links.

As parents of two young children (aged nine and five), we are deeply committed to preserving this environment as a safe and peaceful space for families. Unfortunately,

we feel that the current licence holder has demonstrated a concerning disregard for the setting and its community.

In August, we submitted a formal complaint following a late-night party at the café that continued until 11 PM, during which individuals were drunk, disorderly, and urinating outside our beach hut. This incident should be recorded in your system.

We also raised concerns about a rat infestation in December 2024, which we believe was directly linked to litter and poor hygiene practices associated with the café. A copy of the email sent at the time is attached to support our concerns.

Additionally, we are troubled by the tone of recent social media posts promoted by the Beach House Café, which have been **negative towards beach hut owners** in relation to this review. Please be assured that there is significant unrest within the community. While most hut owners are open to having an establishment on site, there is widespread confusion about the licence holder's intentions—particularly given the **numerous planning applications** that have been both refused and granted over time.

We would welcome the opportunity to discuss these concerns further and contribute to any review process you undertake.

With very best wishes,

Peter and Kathryn Jones

Hut [REDACTED], Mudeford Sandbank

EMAIL ATTACHMENT 1

From: Peter Jones

Sent: 06 January 2025 20:23

To: Beach Huts

Cc: beachofficer; Kate Lane

Subject: FW: Mudeford Sandbank - Hut Number [REDACTED]

Evening Declan

Thank you for your email. It is very much appreciated

We are only requesting the overgrown area between our hut ([REDACTED]) and our next-door neighbour (hut [REDACTED]) be removed and cut back. This was done last year but was not completely removed. The red dot area is a little bit more than we thought would be necessary but if the Ranger feels it should be removed, we have not objections.

Thank you again.

Best wishes

Peter

From: Beach Huts
Sent: 06 January 2025 15:57
To: Peter Jones
Cc: Beach Officer ; kateelane
Subject: RE: Mudeford Sandbank - Hut Number [REDACTED]

Dear Peter,

Thank you for your email.

Oh dear, that does sound like a nightmare! Sorry to hear it took you several hours working on the hut on New Years Eve!

Our seafront ranger has advised controlling of the scrub land around huts can in some cases reduce available habitat, but in some areas the rat population will find other options and their preferred habitat is under structure where it is dry. Having said that, he has agreed he can assist and is happy to cut back the brambles, but would firstly like to consult with the neighbouring huts directly either side of the hedges to inform them of the proposed actions before proceeding to ensure that all parties are in agreement. Therefore, can I just confirm the area that requires attention please? In the attached map, is it the section of hedge/brambles between the two red dots? If you are able to confirm we will contact the affected hut owners to inform them of our proposed intentions to cut back the hedges/brambles.

Thank you in advance.

Should you have any questions, please do not hesitate to contact us.

Yours sincerely,

Declan



Beach Hut Officer
The Beach Hut Team
Commercial Operations

From: Peter Jones
Sent: 01 January 2025 22:59
To: Beach Huts
Cc: beachofficer; Kate Lane
Subject: RE: Mudeford Sandbank - Hut Number [REDACTED]

Dear Declan

Thank you for your very detailed response. It is appreciated.

It was a bit of a disaster on New Years Eve and it took us four hours to strip back the hut.

If you could let me know, regarding the brambles and hedges being cut back at the earliest opportunity it would be appreciated. We did see rats outside the hut in broad daylight in the hedges/brambles so we do think urgent action is required by the pest control team and the Ranger.

Best wishes

Peter

From: Beach Huts

Sent: 31 December 2024 15:14

To: Peter Jones

Cc: beachofficer; Kate Lane

Subject: RE: Mudeford Sandbank - Hut Number [REDACTED]

Dear Mr Jones,

Just to provide you with a further update, I have received a reply from our pest control company to advise they are due to attend the Sandbank next week and have made a note of your beach hut number to add a box outside for you. They also advised to make sure no food is kept inside the hut unless stored securely in tins.

Hopefully this will assist in addressing the situation.

Thank you,

Should you have any questions, please do not hesitate to contact us.

Yours sincerely,

Declan



Beach Hut Officer
The Beach Hut Team
Commercial Operations

From: Peter Jones
Sent: 30 December 2024 11:57
To: Beach Huts
Cc: beachofficer; Kate Lane
Subject: Mudeford Sandbank - Hut Number [REDACTED]

Dear BCP Beach Huts

Mudeford Sandbank - Hut Number [REDACTED]

Yesterday, my wife and I took our children down to our Beach Hut and we were very alarmed that a rat(s) had had entered the hut. This is **very distressing** as we have young children, and we are going to have to throw away mattresses and soft furnishings as we have found faeces on them. This is a huge expense.

Our hut is in proximity of the café/bins and toilets, and we have noticed the following over the last year:

- Rubbish within the council and cafe bins overflowing
- Overgrown hedges and bushes where nests are being created
- The toilet blocks not being cleaned

All of the above issues mean that rodents/pest including Starlings are appearing more frequently. This is **unacceptable** in our eyes as we are presently paying a licence fee of £6400 per year. This fee will increase in 2025.

Can you let us know the procedure regarding the rodents/pests including Starlings on the Sandspit? Does Rentokil visit regularly? Are the bins being emptied daily? Are you speaking to the café owner regarding rubbish?

As you would appreciate, we need to move forward quickly to protect our hut so please can we have the following undertaken as soon as possible:

- All the brambles/hedges removed next to our hut as rats must be located within them. I have attached a photo after you removed the hedges/brambles in the summer, but it needs cutting back even further with my neighbours' (hut [REDACTED]) hedges/brambles being removed
- Rentokil needs to visit our hut and the surrounding area to take the appropriate action.

Please can you inform me when this action is undertaken.

We will be visiting the hut tomorrow afternoon to clean and undertake the appropriate repair work so if the Ranger wishes to visit us, we will be present on the Sandspit.

I have copied in Sally Harris from MSBHA, so she is aware of this situation.

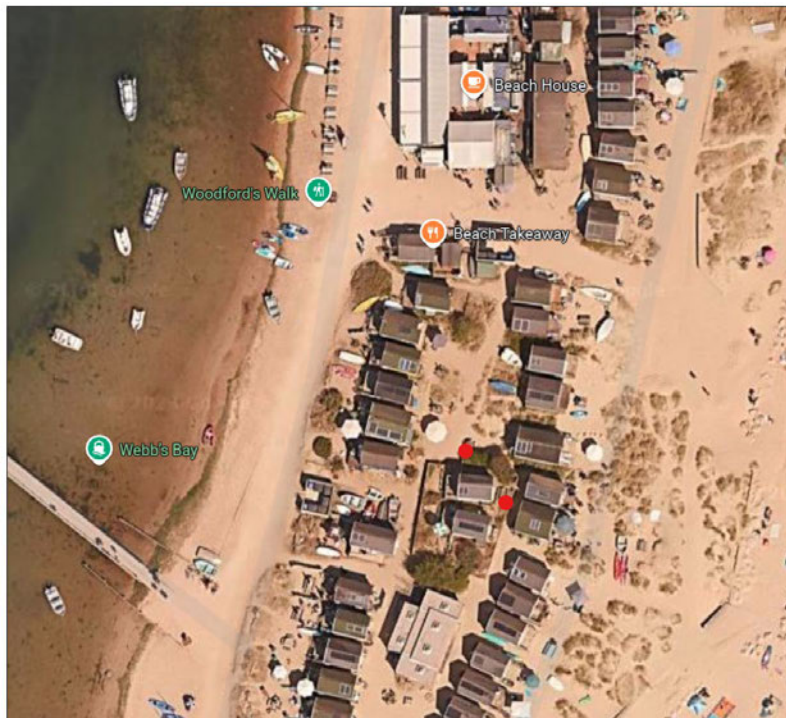
I look forward to hearing from you either via email or you can call me on my mobile -



Many thanks

Best wishes

Peter



**EMAIL ATTACHMENT 2 TO EMAIL CORRESPONDENCE BETWEEN BCP COUNCIL
BEACH HUT OFFICER & MR JONES**

From: Beach Huts

Sent: 31 December 2024 15:05

To: Peter Jones

Cc: Beach Officer; kateelane

Subject: RE: Muddeford Sandbank - Hut Number [REDACTED]

Dear Mr Jones,

Thank you for your email regarding your beach hut [REDACTED] Muddeford Sandbank.

We're sorry to hear of this situation involving a rat(s) entering your beach hut and can understand the distress and unpleasantness of the situation you and your family have experienced.

We can confirm BCP Council recently appointed a new pest control company to attend to Muddeford Sandbank. They currently attend bi-weekly to check and re-fill bait boxes along the sandbank, however, we will take advice from them and act accordingly should they feel the need to attend more frequently or further actions need to be taken (for example if there is an increase in pest activity or during busier summer periods). The café also have their own pest control in place which has been increased over the past several weeks. I can confirm we have

reported this incident involving your hut to our pest control contractor so they are aware of the situation and can keep an extra close eye on the area outside your hut and nearby surrounding areas and offer any further advice/suggestions. We have also asked our colleagues to inspect the brambles/hedges and to advise if these can be cut back.

Regarding the bins, these are emptied on a regular basis by the BCP Council waste/recycling collection team. I am unsure of the exact collection schedule/frequency at present, I suspect they may be collected on a less frequent basis in the winter (off-peak season) as opposed to the summer Months, however I am awaiting confirmation of this. Should you notice an issue with the bins not being collected or problems with overflowing this can be reported using our online system - [Report a litter \(rubbish\) problem | BCP](#) Where the issue is logged and allocated to the cleansing team to investigate as swiftly as possible.

Once again we are sorry to hear you have experienced this, we will update you with further information once received. In the meantime, should you notice any further signs of rats in or around your hut please let us know and we will inform our pest control for further advice.

Should you have any questions, please do not hesitate to contact us.

Yours sincerely,

Declan



Beach Hut Officer
The Beach Hut Team
Commercial Operations

From: Peter Jones
Sent: 30 December 2024 11:57
To: Beach Huts
Cc: beachofficer; Kate Lane
Subject: Mudeford Sandbank - Hut Number [REDACTED]

Dear BCP Beach Huts

Mudeford Sandbank - Hut Number [REDACTED]

Yesterday, my wife and I took our children down to our Beach Hut and we were very alarmed that a rat(s) had had entered the hut. This is **very distressing** as we have young children, and we are going to have to throw away mattresses and soft furnishings as we have found faeces on them. This is a huge expense.

Our hut is in proximity of the café/bins and toilets, and we have noticed the following over the last year:

- Rubbish within the council and cafe bins overflowing
- Overgrown hedges and bushes where nests are being created
- The toilet blocks not being cleaned

All of the above issues mean that rodents/pest including Starlings are appearing more frequently. This is **unacceptable** in our eyes as we are presently paying a licence fee of £6400 per year. This fee will increase in 2025.

Can you let us know the procedure regarding the rodents/pests including Starlings on the Sandspit? Does Rentokil visit regularly? Are the bins being emptied daily? Are you speaking to the café owner regarding rubbish?

As you would appreciate, we need to move forward quickly to protect our hut so please can we have the following undertaken as soon as possible:

- All the brambles/hedges removed next to our hut as rats must be located within them. I have attached a photo after you removed the hedges/brambles in the summer, but it needs cutting back even further with my neighbours' (hut [REDACTED]) hedges/brambles being removed
- Rentokil needs to visit our hut and the surrounding area to take the appropriate action.

Please can you inform me when this action is undertaken.

We will be visiting the hut tomorrow afternoon to clean and undertake the appropriate repair work so if the Ranger wishes to visit us, we will be present on the Sandspit.

I have copied in Sally Harris from MSBHA, so she is aware of this situation.

I look forward to hearing from you either via email or you can call me on my mobile - [REDACTED]

Many thanks

Best wishes

Peter

SUPPORT REP #20

From: Mary Timms

Sent: 13 October 2025 16:01

To: Licensing Com

Cc: claire bath; John Timms

Subject: Objection to License application M230822 for The Beach House, Mudeford Sandbank

Dear Sir,

A few weeks ago I arrived late at my hut in the evening. I could hear music as I approached the hut. When inside the hut with windows closed I could also hear it clearly. When in the disabled toilet despite the door being closed and no windows and the toilet being further away from my hut, I could still here the music. The noise continued until just after 11 pm. Once the music finished the public nuisance continued with punters talking very loudly while dispersing.

What amazes me is that no one seems able to control this noise. The café music can start as soon as the staff come in in the morning. Not every day but often. Clearly the staff are unaware of how far the noise travels. It ruins what should be a lovely calm environment where bird song and boat noise should dominate.

The excessive noise is impossible to control with a design where there are areas open to the elements. No sound controller could work where there are no barriers creating an 'inside space'. The present and future design result in the commercial activity impacting along the beach and its environs. The proposed new build will have the same problem as there is no ability to keep the doors closed and the noise within. It can only be achieved in a proper sit down restaurant. The cafe is now a 'take away' with alcohol being sold in a manner similar to a fish and chip shop or coffee pod. However the impact of easy purchase alcohol increases noisy and disturbing antisocial behaviour.

This was a traditional restaurant. It is now an open air festival-type venue, encouraged and marketed as such by the owner. Alcohol is served without food, this attracts many including those driving fast boats, jet skis etc who congregate in large noisy groups and then drive off at speed creating noise and disturbance. This is certainly not suited to a protected natural area.

Is the pub responsible for behaviour of its clientele? Do they too have a duty of care to the safety of their customers? How can they reduce the unsuitable behaviour, it is impossible, as their customers are not in a controlled space but spreading across the beach.

Mudeford Sandbank is protected land on the Green Belt, an SSSI, SPA used also as a family residential holiday area where controls to both building and lifestyle have to be observed by those with properties rented on that land. It has become a multi generation family area where those who pay council tax to use the beach observe its constraints.

The existing Beach Hut licence allows noise until late. Historically 'late music' was an rare occurrence so the licence was not such a problem. The creation now of a festival style open air pub and 'take away' encourages activity which disturbs many people. It keeps them awake, it can be scary, it is not an environment acceptable to a safe and healthy family life. It goes against everything a special natural site should allow.

There is absolutely no reason why this venue should be allowed to have music especially amplified music. It is a beautiful venue and the café can trade on that beauty and tranquility. Only an alteration of the licence can reflect a change in trading.

It is imperative that the change in trading style is recognised. That the negative impact this festival bar has on the environment is controlled. Any licence must ensure that the operators respect the surrounding area and its residents. The license must be refused in its present form or much stricter controls applied. There should be no amplified sound at all. Quiet music that was only heard by those in the building should finish at 9pm on an agreed number of times per year. The selling of alcohol sold only with food.

This take away venue provides no toilet facilities. The existing toilets cannot meet the demand and are frequently filthy. It is not a rare event to see people urinating around and even on the side of huts.

Those legitimately sleeping in huts should feel safe to use the toilets whose upkeep they contribute to. The Council has a duty to keep children safe. Grandparents and children particularly can feel intimidated by noisy drinkers using these toilets. This is a family venue, not a festival site.

Mary Timms.

Hut 

Mudeford Sandbank

SUPPORT REP #21**From:** Stuart Dent**Sent:** 14 October 2025 12:58**To:** Licensing Com**Subject:** M230822 - objection

To BCP licensing committee,

Re: M230822, Beach House cafe. Mudeford spit.

I am a regular visitor to the area. Developments to the built environment on the spit are of great concern to me. This was a tranquil place where the blend of people and nature was balanced. It is now becoming too commercialised with the cafe acting as a semi festival venue. The number of times I've witnessed police being called had hugely increased in the last few years. It may be interesting for licensing to review the police attendance along the spit on an annual basis for last 15 years, with reason for attendance (alcohol related or not) and map to changes in the cafe / restaurant / bar set up. The sale of alcohol without food creates an environment for drinking, not respecting nature. In addition to the drunk and disorderly behaviour is the noise associated with that and the lack of environmental care. Plastic cups and empty pizza boxes are strewn along the spit, with drunk people singing and dancing in otherwise silent environments.

In order to maintain a balance between the natural environment and the negative impact of people, I would request the licensing committee consider:

- protecting the environment by limiting noise, plastic use, "takeaway" versus sit down drinks with food.
- protecting the environment from undue noise by limiting music to inside spaces only.
- protecting the space for those enjoying the tranquil spaces by limiting noise times / volumes.
- Reviewing the impact of the open bar on required police attendance

Thank you for taking the time to consider these points

Sincerely,
Dr Dent.

SUPPORT REP #22**From:****Sent:** 14 October 2025 17:35**To:** Licensing Com**Subject:** Beach House Mudeford Licence Review Reference M230822 - Representation

Name of Premises: The Beach House Restaurant

Address: Mudeford Sandbank BH64EW

Representation;

I agree with the MSBHA request for a review of the licence conditions on the following grounds.

1 Prevention of Crime and disorder

The Beach House location makes it an ideal location for groups to gather and feel immune from the gaze of public scrutiny. Apart from an occasional visiting police car there is no local police presence and in the case of violence or disturbance it is unlikely that any officer could reach the site in under 20 minutes.

2. The prevention of public nuisance

The Beach house promotes the drinking culture on social media drawing in rowdy groups some of whom bring their own music and disturb those wishing to enjoy the peaceful surroundings. As there is currently no requirement to serve food with alcohol this attracts groups who treat the area around the Beach House as party venue and the beaches themselves as a beer garden extension which would not be acceptable in the residential areas near other local pubs and restaurants. The Beach House is situated in close proximity to huts where families expect to be able to get their children to sleep at a reasonable time and not be disturbed by the noise and music emanating from the site and the tables unofficially placed on the foreshore in front. The promotion of parties with DJs and other musicians, mostly at weekends and Bank Holidays, makes it impossible for local residents and visitors to enjoy the peace that the area is famous for. BCP also promotes the protection of public spaces by issuing PSPOs regarding public drinking (including at Mudeford) and whilst it is not an offence to drink responsibly the lack of police presence at Mudeford would not deter breaches from occurring. With the Beach House operating as a takeaway for food and alcohol in discardable containers a lot of rubbish ends up on the beaches with plastic cups, paper serviettes and other containers left on the beaches. My hut is over 100 yards from the Beach house and I and other hut owners are having to clean up the mess which is in itself a public nuisance.

3. Public Safety

Apart from the risk of disturbance and violence due to excessive alcohol consumption there is no law preventing boats being driven by intoxicated skippers and this in itself adds to the hazards to other harbour users. Customers also arrive on e-bikes and scooters (many of which are privately owned and ridden illegally) and depart again after drinking causing additional risk to road users on what is a narrow track leading back to the Hiker Café. Due to the location and accessibility of the site, should an incident arise requiring medical assistance, paramedic attendance would also be delayed due to access constraints both leading to the Hiker, when the gate to the Broadway is locked, and access requirements at the gate leading to the Sandbank.

4. The protection of children from Harm

Currently the Beach House serves alcohol for consumption outside of its curtilage in an area popular with families with young children. This area as previously mentioned extends far beyond the Beach House itself exposing children to the drinking culture at an early age. Unlike a licenced premises where drinking is within a boundary under the control of the licensee the monitoring conditions at Mudeford far well short of what is expected in a family friendly area.

Opinion: Like most who enjoy Mudeford we are not against the responsible consumption of Alcohol but when served in open containers this should be available with food only and consumed within the curtilage of the Beach House .

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

My Details:

Stephen Barratt,

SUPPORT REP #23

From: Kimbal Furmidge

Sent: 14 October 2025 18:58

To: Licensing Com

Subject: Impact Statement Reference M230822

Hello

Please find attached my impact statement with Reference M230822

Regards

Kimbal Furmidge

28th September 2025

Impact Statement – Hut ■ Neighbour of the Beach House

As long-standing neighbours to the Beach House, we feel compelled to express the profound and ongoing impact its operations have had on our quality of life, our environment, and the character of the sandbank community.

Since the fire and the expansion of the Beach House, our once cherished view across the harbour has been replaced by a large shipping container. What was described as a temporary arrangement has become a permanent eyesore, robbing us of the outlook that drew us to this place.

Each morning begins not with birdsong or the gentle lapping of waves, but with the harsh clanging of metal. The noise pollution from container movements and frequent loud music has become a persistent intrusion, disrupting sleep, conversation, and any sense of tranquillity.

The air is thick with the acrid smell of cooking fat, occasionally masked by the scent of burnt pizza bases.

The absence of proper toilet facilities has led to repeated incidents of public urination behind the Beach House and between neighbouring huts. This is not only unhygienic but deeply disrespectful to the community and the environment.

Our personal tables—intended for private use—have been co-opted into the Beach House's sprawl. They are routinely used for customer overflow, blurring the boundaries between private and commercial space without consent. Unfortunately changing nappies and dogs sitting on tables is common.

Since the fire and the change in operating model, litter from the Beach House has increased dramatically. Single-use plastics and food packaging are left overnight, often blown into the harbour or strewn across the sandbank. Their customers contribute to this mess, leaving behind a trail of waste that others must clean up.

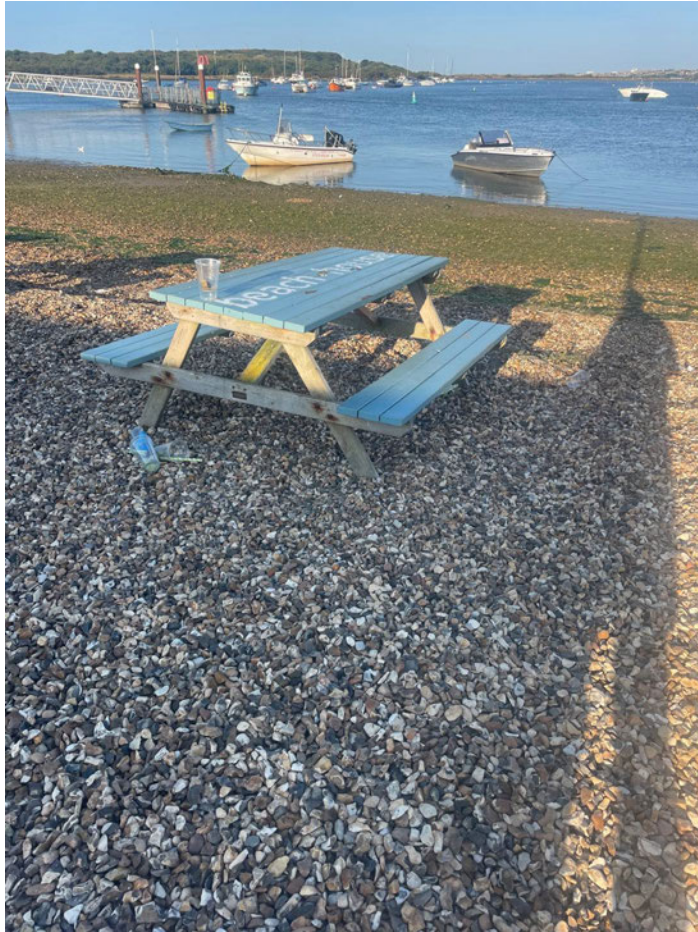
The Beach House's footprint has expanded unchecked. The beach where children once played freely has been consumed by commercial encroachment. Communal spaces have been lost to private gain.

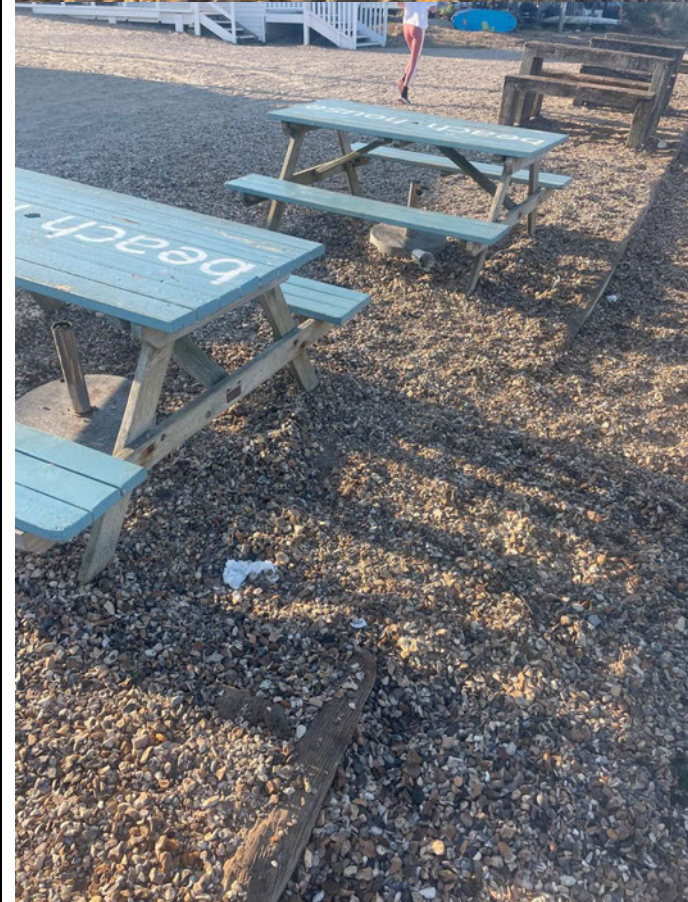
Despite the Sand Bank Management Plan's clear guidelines, the Beach House shows little regard for its environmental responsibilities. Vehicle movements are frequent and unregulated, adding to the degradation of this fragile ecosystem.

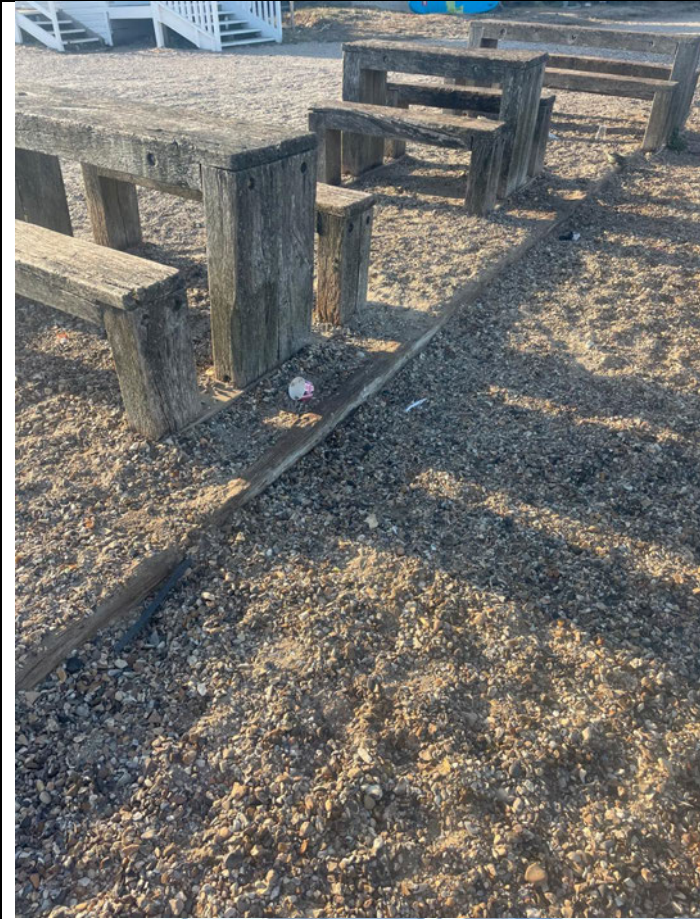
In sum, the Beach House has transformed our peaceful, community-oriented environment into a noisy, polluted, and disrespectful commercial zone. The cumulative impact on our wellbeing, our property, and the sandbank's natural beauty is significant and deeply distressing.

We urge the relevant authorities to take these concerns seriously and restore balance, respect, and accountability to this shared space.

Beach House Benches early morning









SUPPORT REP # 24

From: Katie Bath

Sent: 15 October 2025 12:45

To: Licensing Com

Subject: M230822 - objection and concerns about The Beach House at Mudeford Sandbank

Hello,

I'm writing to give evidence and context on the ongoing license for the Beach House Cafe at Mudeford Sandbank.

I have been staying at the beach since I was 2 years old with my family, and have many fond memories of the Sandbank from growing up. I am now regularly bringing my two young children to our Beach Hut in the summer - they love the beach as well and I hope they will continue to come every summer as I once did.

I also used to work at the beach house every summer when it was an enclosed restaurant which I really enjoyed and felt worked as a good balance between the hut owners and a restaurant nearby.

In recent years it's been very upsetting to see the commercial spread of the beach house. The temporary ability for the cafe to put outside seating due to Covid seems to

have stayed in place even though other establishments (such as the ones at Avon beach) have now had to remove their outside seating areas. I believe the tenant has significant leverage over the BCP council members which is concerning, and has been able to get away with spreading out the commercial area to the detriment of others enjoyment of the beach.

These are a few of the things I've personally noticed:

- **The spread of the commercial site is huge.** I took a picture (below) from our boat when we were leaving in the summer and could not believe the sheer amount of people around the site. This is due to the open air nature of the beach house which encourages people to be both inside & outside. This not only disturbs the peace and quiet of the beach - it also encourages all-day drinking and people spilling out around the area causing problems for local hut owners.
- Linked to the above point - there is **no control over the drinkers in front of all of the huts that have spilt out of the restaurant.** I've seen quite a few people get rowdy and very loud which is concerning when you have young children on the beach.
- It has gone from being an enclosed restaurant with a bar that was part of a sit-down restaurant set-up to a **walk up outside bar.** This also has taken away plastic cups which is both non environmentally friendly, but also encourages drinking on the beach.
- It seems now that **alcohol can be sold without food** - I'm not sure when that transitioned as we always when I worked at the Beach House cafe - had to sell a food item to allow for alcohol to be bought. Now it seems to be just an open air bar with no control.
- Linked to the above - I believe the beach house is supposed to be on a protected SSSI site / Green Belt area - which should be used for uncontrolled drinking and parties.
- **Live music is now a frequent event throughout the summer** causing noise disturbances due to the open air nature of the establishment but also encourages more & more people to come to the beach as well. This is also advertised on social media to encourage more & more to the beach house. Having gone in there whilst the live music is on it's really hectic and stressful - it's not somewhere that feels in place on a peaceful sandbank. I brought my children to this once and it was horrible for them - so stressful, my son got a beer spilt on him and my daughter was complaining that the music was "too loud mummy". It just made me feel so sad that this is what it has become.
- The noise from the above prevents hut owners from having a relaxing time on the beach as they should be able to.
- The Beach House used to have toilets on site which meant that less people were walking up & down the beach. Now as there are **no toilets provided** - these are being accessed by drunk people walking between the huts which is horrible when you have young children walking around. Also, there is so much plastic litter from this drunken walks to the toilets that we've often found outside of our beach hut.

I haven't complained about this in the past because we've been told repeatedly this was "temporary". The Beach Hut first burnt down just before my son Albie was born. He is now about to turn 7. So this is almost 7 years of "temporary" which has enabled the tenant to abuse power with very little responsibility over these 7 years.

My request within this objection is to remove the license in its current form or re-tender the license so that other operators can be considered who might be more respectful to the local beach hut owners and this special place.

If this is not possible, then I'd like to request that there are strict condition in place to ensure the above doesn't continue to happen:

- Enclosed (with a roof) sit-down restaurant rather than a open air bar
- No amplified music outside of the sit-down enclosed restaurant
- Alcohol only with food
- No single use plastics / take away pizza boxes (which also cannot be recycled)
- Defined seating area inside - not multiple take-away hatches

I'm looking forward to seeing the outcome of this and hope for a change so that we can enjoy the beach again rather than get angry and frustrated whenever we visit.

Many Thanks,
Katie Bath

