

REP #1

From: [tasha lewis](#)
To: [Tania Jardim](#); [Licensing Com](#); [Sarah Rogers - Licensing](#); [Ellie King](#)
Subject: Ref no 233505 Lazyjacks Bar and Restaurant, Boatyard Cafe 30-32 Panorama Rd
Date: 04 January 2026 11:00:08

Dear Sirs/Madams

We are writing to strongly object to the grant of a licence for the sale of alcohol and associated noise at the above premises from 07.00 to 23.00 every day of the week and from 07.00 on New Years Day to 02.00 on 1 January.

The premises are located in the heart of a residential area. The grant of this licence will cause unacceptable disruption to the lives of the people living close by. The current arrangements already cause anxiety and sleep interruptions for nearby residents. The prospect of this happening on more occasions than even now is distressing. There will be unacceptable levels of noise coming from the premises themselves during the licensed hours (particularly in summer when windows are open) coupled with the disruptive noise of cars and taxis picking people up as the premises close when residents will be sleeping.

There are families and elderly residents whose peace and enjoyment of their homes will be disrupted by this. It is totally unfair to impose this on residents and is a blatant interference with their quiet enjoyment of their own property and an unacceptable nuisance.

We have made complaints previously about unbearable levels of noise coming from loud music at Lazyjacks well into the early hours of the morning making it impossible to sleep. Our experience is that during the current arrangements the music being played gets louder and louder as the evening progresses. It was at its worst near closing time (which was into the small hours). We have grave concerns about their ability to control the noise during unsociable hours.

Yours faithfully

N. Lewis
■ Panorama Road
BH13 7RA

REP #2

From: [REDACTED]
To: [Tania Jardim](#)
Cc: [Sarah Rogers - Licensing](#)
Subject: Ref no233505 Ladyjacks Bar and Restaurant, Boatyard Cafe 30-32 Panorama Road
Date: 04 January 2026 23:04:46

Dear Sir/ Madam

We are writing to object very strongly to the application for a grant of a licence for the sale of alcohol at the above premises from . 7.00 to 23.00 every day of the week and also from 7.00- 0.200 on 1 January.

The premises are situated in the middle of a residential area. The grant of this licence will cause unacceptable disruption to the lives of people living in the vicinity and surrounding area. The current arrangement already causes anxiety and wakes or prevents people sleeping. In addition the sandy foundations of this area causes the thumping and beat of loud music to reverberate and shake the buildings making it impossible to sleep. The idea that this could happen on more occasions than now is extremely distressing. Late closing also means more car and taxis coming to pick people up.

It is totally unfair to impose a a night club atmosphere on residents and a blatant interference to disrupt their enjoyment of their own homes. This is especially so for families and the elderly in this area.

There have already been many complaints reported to the police about unbearable noise levels from Lazyjacks especially late at night when the levels seem to increase. Please don't impose more unnecessary noise levels on residents by granting this licence.

Yours sincerely [REDACTED] Panorama Road.
Sent from my iPad

From: [REDACTED]
To: Tania.Jardim@bcp.gov.uk
Cc: Sarah.Rogers-Licensing@bcp.gov.uk
Subject: Ref no 233505 Ladyjacks Bar and Restaurant, Boatyard Cafe 30-32 Panorama Road.
Date: 04 January 2026 23:15:41

Sent from my iPad

Dear Sir/Madams

We are writing to strongly object to the grant of a licence for the sale of alcohol and the associated noise at the above premises from 7.00 to 23 00 every day of the week and also from 7 00 - 0.200 on the 1 January.

The premises are situated in the heart of a residential area. The grant of this licence will cause unacceptable disruption to the lives of the people living nearby.

From: [REDACTED]
To: [Tania Jardim](#)
Subject: Re: Ref no 233505 Ladyjacks Bar and Restaurant, Boatyard Cafe 30-32 Panorama Road.
Date: 06 January 2026 23:25:37

My concern is the loud music and thumping vibrations that we are subjected to when the neighbourhood is trying to sleep.

I am surprised to learn that a licence has already been granted for these hours but what it clearly shows is that the amalgamation of individual councils into Bournemouth Christchurch and Poole means a lack of knowledge of the local and the fact that this a residential area. We hope that you can consider this in your deliberations.

We do not wish to have contact details passed on.

Sent from my iPhone

REP #3

The Licensing Department
BCP Council
Town Hall
St Stephens Road
Bournemouth BH2 6LL

1st January 2026

Dear Sir or Madam,

Premises Licence Application
SYC Boatyard Café and Restaurant known as Lazyjacks

We write to formally object to the above application for a new premises licence, for extended opening hours.

We note that the site notice was only observed very recently and contained **no clear reference number nor is it dated**: see attached. As a result, it has not been possible to properly inspect or consider the full application during the Christmas and New Year period. This is, in our view, invalid and unreasonable.

The premises operate as an ancillary café and restaurant to the principal boatyard use. We have no objection to its continued operation within that context and within sensible, existing hours. However, the application seeks extended hours that would fundamentally alter the nature of the use. A freestanding restaurant in this location, which is a wholly residential area and not a designated district or local centre, would not otherwise be supported.

Indeed, the RMYC just along Panorama Road only opens until 22.00 and has limited hours on Sundays and some weekdays. In addition, this is a member only club, with extensive car parking alongside. An important distinction is that the 22.00 latest closing includes drinking up time.

The surrounding area is extremely sensitive to late evening disturbance. Even under the current, limited arrangements, we regularly experience issues when the premises operate later than usual. These include guests congregating outside, often boisterous, taxis waiting with engines running, and some patrons crossing to the car park, all of which cause noise and disturbance to nearby homes.

Transport arrangements significantly exacerbate these impacts. The peninsula operates a one-way road system, requiring vehicles to traverse a substantial distance around the peninsula to access the premises. There is no late evening public transport provision, with the Route 50 and 60 bus services ceasing at approximately 18.30. As a result, customers are wholly reliant on taxis and private cars, increasing noise, vehicle movements, and on street activity and disturbance late at night. On street parking early evening is also difficult during the summer months when the beachgoers have taken all these.

On previous occasions where extended hours have been permitted, we have had cause to complain to Environmental Health regarding noise and disturbance. Responses have been inconsistent, and at times complaints have not been properly recorded. This has left us with little option but to approach the premises management directly late at night to resolve issues to obtain sleep.

The lack of parking and ad hoc parking arrangements are also a concern. Some parking is located directly beneath and access directly alongside several residential properties. This area is already subject to misuse, including unauthorised parking and informal access arrangements. Extended hours would intensify this problem and further impact residents' amenity.

While we would not object to a limited extension for New Year's Eve or on an occasional basis, extending regular evening hours to 23.00 is unacceptable in a residential neighbourhood. In practice, this would result in noise and disturbance continuing until close to midnight as patrons depart.

There is no established track record demonstrating that late night operation can be managed without causing public nuisance. Nor should such reliance be placed on management measures when the use is intended to remain ancillary to the boatyard, rather than operating as a destination restaurant.

For the reasons outlined above, we respectfully request that this application be refused and that existing licence conditions be retained to protect the peaceful character of this residential enclave on Sandbanks.

Yours faithfully,

Mr & Mrs Soper

Immediate Neighbours

Panorama Road Sandbanks BH13 7RS

E mail- [REDACTED]

Enc Copy of Site Notice- unreferenced and undated
Cc Cllr John Challinor- BCP Councillor
Jon Bishop- BCP Planning

From: [REDACTED]
To: [Tania Jardim](#)
Cc: [Dorset Police Licensing](#); [Councillor John Challinor](#); [Jon Bishop](#); [REDACTED]
Subject: RE: SYC/ Lazyjacks Licensing Objection
Date: 06 January 2026 22:09:40
Attachments: [image002.png](#)
[IMG_4796.PNG](#)
[IMG_4797.PNG](#)
[IMG_4798.PNG](#)
[SYC Lazyjacks Licensing Objection v.pdf](#)
[Fwd SYC Lazyjacks Licensing Objection.msg](#)
Importance: High

Tania

Thank you for your very helpful letter providing the redacted details of the actual licensing application, importantly including the plans.

We do wish to object to this Licensing Application for the reasons outlined below. I would also ask that this be read in conjunction with my earlier letter, attached.

It is clear that the application forms are incorrect and, as you are aware, this is an offence under s158 of the Licensing Act 2003.

This is fact, derived from the VOA website which states the Ground floor space rateable value of £22,000 but this excludes the first floor area which has a rateable value (as storage not restaurant or bar) of £8,800, equating to £30,800. They will now need to re-apply and, in so doing, will need to consider what the true use and rateable value of the first floor space is?

It is important to note that the current licensed restaurant space is only 93 sqm (VOA) and the additional area is noted as 147 sqm (VOA) a 158% increase in space or over 2.5 times the existing license. It is also at first floor, with the kitchen at ground floor, the sole stair at the other side of the ground floor and no lift service so it will be a standalone bar not a restaurant. That's a very big bar, not an ancillary restaurant in a residential neighbourhood, which would not be allowed under current local plan policy. As you will see from my letter to the Planners and our local councillor, the first floor space is not authorised for use as an ancillary restaurant or bar.

Normally a Licensing Application would follow the grant of Planning Permission for that use. Is it acceptable to grant a License for a use that is not authorised? Local Planning Policy PP22 does not allow any restaurant in this location and refers to its harm on residential amenity ...noise, etc. Something of this size would be detrimental to the area with noise and nuisance to the local residents.

The current restaurant does not operate until 23.00 even in the peak summer season. It is only an ancillary restaurant/ cafe to the boatyard. This new additional floor space is over 2.5 times the size of the existing restaurant/ cafe and can only be used as a bar, which will be 1.5 times the size of the existing restaurant.

The current restaurant usage is limited in operation and hours of use, so there are only incidental examples of public nuisance late evening and when these have occurred it has been difficult for management to control, as the restaurant has no main road frontage they cannot monitor what is

happening outside. Nobody monitors the CCTV when they are all clearing up. When these disturbances have been reported to the council, there has been a lack of response and failure to record the events, which we and our neighbours have previously complained about. The traffic of either cars or taxis picking up or transit vans, parked outside with boisterous laughing and shouting has continued beyond midnight at times. The cars quite often rev their engines or use their horns to signal that they are there and still waiting. On such occasions we have had to go out and request they stop or ask management to intervene rather than complain to the council with no effect.

There has on occasions been threats to those complaining, including myself from their patrons. Allowing the purchase of alcohol for consumption off premises will exacerbate this situation as well as the increased number of patrons and bar only visitors. There is clear potential and increased risk of disorderly conduct leading to disturbance and public safety concern.

I would also ask on what basis were the existing hours allowed and whether these can be revisited for the existing ground floor area alone.

I have copied this note to the Licensing team of Vanessa Rosales and Caroline Waterbridge at Dorset Police Alcohol Licensing team for their information.

I would welcome the opportunity to speak at any hearing.

Kind regards

Mr & Mrs Soper

[REDACTED]
[REDACTED] Panorama Road
Sandbanks
Poole BH13 7RS

[REDACTED]

REP #4

From: [Councillor John Challinor](#)
To: [Tania Jardim](#)
Subject: Re: SYC/ Lazyjacks Licensing Objection
Date: 06 January 2026 20:49:47
Attachments: [image002.png](#)
[Outlook.f3xzhng4](#)

Dear Tania

Many thanks for the detailed explanation and guidance.

I'm objecting to this application on behalf of residents in Panorama Rd and the surrounding vicinity on the grounds that granting it would lead to greater noise and disturbance (ie counter to the aim of the Prevention of Public Nuisance). The revised layout would be a significantly larger area, therefore with a much increased capacity, and would negatively impact on this quiet residential area.

I also note that there is still an outstanding planning application on this site, and the ongoing issues here seem less than clear-cut (hence why it is still outstanding!). Hardly reassuring. Until this planning application is resolved, I really don't think that it would be prudent to allow any further changes to the license.

Kind regards

John



**Councillor John Challinor
Canford Cliffs ward**

Bournemouth Christchurch & Poole Council

[REDACTED]
john.challinor@bcpcouncil.gov.uk
bcpcouncil.gov.uk





Councillor John Challinor
Canford Cliffs ward
Bournemouth Christchurch & Poole Council
[REDACTED]
john.challinor@bcpcouncil.gov.uk
bcpcouncil.gov.uk

From: [REDACTED]

Sent: Monday, January 5, 2026 11:36 AM

To: Licensing Com <licensing@bcpcouncil.gov.uk>

Cc: Councillor John Challinor <John.Challinor@bcpcouncil.gov.uk>; Jon Bishop <Jon.Bishop@bcpcouncil.gov.uk>; [REDACTED]

Subject: SYC/ Lazyjacks Licensing Objection

Dear Sir/ Madam

See attached our note of objection to the extended Licensing Hours in a residential area. Please note the validity of the site notice and hence noitifivctaiuons.

This has been copied to the planners regarding the nature o the use and to our local councillor.

Please keep us informed of progress on this application.

Kind regards

Bill Soper

[REDACTED]

[REDACTED]

[REDACTED]

REP #5

From: George Murgatroyd [REDACTED]
Sent: 06 January 2026 08:13
To: Licensing Com <licensing@bcpcouncil.gov.uk>
Cc: Councillor Gavin Wright <Gavin.Wright@bcpcouncil.gov.uk>; Bill Soper [REDACTED] Tania Jardim <tania.jardim@bcpcouncil.gov.uk>
Subject: Re: SYC/ Lazyjacks Licensing Objection

Dear Sir/Madam,

I will like to lodge my objection to the extended licensing hours application of Lazy Jacks. The reasons stated by Bill Soper are all very valid and as a resident residing opposite the venue the granting of a license would not be acceptable.

Regards

George Murgatroyd