

From: [bsoper](#) [REDACTED]
To: ["Philip Day"](#); [Tania Jardim](#); [Licensing Com](#)
Cc: [Councillor John Challinor](#); [Jon Bishop](#); [REDACTED] ["Martin Stanley"](#)
Subject: RE: Lazyjacks Hearing (BO1262/1)
Date: 19 January 2026 12:39:39
Attachments: [image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image008.png](#)
[RE Sandbanks Yacht Club Panorama Road \(R290991\).msg](#)
[IMG_3063.PNG](#)
[2307490.pdf](#)

Dear All

It is up to the applicant to dispel the comments I have made and prove that they are incorrect. Whilst I have no issue with Mr Day, it remains that the statements made were factually inaccurate and that can be supported. Professionals who are experienced in these matters should perform their own due diligence before making false claims and thus misrepresenting the facts.

The forms have had “errors” and misstatements from the outset on what is a legal document, which Mr Day signed on the applicants behalf, where it quite clearly states that it’s an offence to make false statements. Not just the mistake in under declaring the rateable value but suggesting the gym area was a yacht chandlery and that they “exclude the former lounge” which has not existed for over 8 years.

Rather than allow this to distract from the actual issues and allow the evidence to be examined, I suggest the sentence 11 could be modified to read “The applicants advisors were incorrect.....”, so that it remains in the public record as it should.

I stand by all the comments in my letters and unlike Mr Day I have experienced this approach from the owners on this site over many years now.

Indeed, what is also not mentioned is that there was correspondence from the operator’s solicitor back in 2023, as the attached e mail 21/08/2023 from Tania indicates. Perhaps Mr Day can provide a copy of that apology letter to BCP, if he was involved then, as we were never sent a copy.

My assertion in item 11 is there so if Mr Day can refute that, then I will provide an apology. To assist, I have attached a full copy of the Symmetry drawing and an extract from the councils website portal showing this was submitted in support of refused application 19/00818 on 25th June 2019, as the existing drawing by the owner. This also defines the ground floor restaurant area and thus should be captured in any lease with the operator entered into after this time.

Kind regards

Bill

Bill Soper

From: Tania Jardim <vania.jardim@bcpccouncil.gov.uk>
Sent: 21 August 2023 08:19
To: Bill Soper [REDACTED]
Subject: RE: Sandbanks Yacht Club, Panorama Road (R290991)

Dear Mr Soper,

Thank you for your email.

I have received correspondence from the licence holder's solicitor apologising for the nuisance caused at the premises and advising their client takes complaints very seriously. They have carried out an internal investigation and taken appropriate action that we are satisfied with.

As for your queries, please find my answers below: -

The premises extended their hours for the supply of alcohol in March 2021. This was done by way of a full variation application and our records indicate it was advertised as required by the Licensing Act and as no representations were received, the variation was granted.

I have discussed the complaint with our Environmental Health department who advised they have no records of any recent complaints. As previously advised, should you have any further issues after office hours, please contact the out of hours department.

There are no conditions on the licence requiring that windows be closed nor relating to the control of noise from the premises, however, I have advised the licence holder's solicitor of your concerns and reminded the licence holder be mindful of local residents and ensure that no nuisance is caused.

There is no provision for the renewal of a premises licence. Unless the premises is for a limited period, it is granted indefinitely. There is also no provision for the Licensing Authority to impose any conditions as and when they wish. The only circumstances in which a licence can be varied are as follows: -

1. Applicants may request to voluntarily or at the request of a Responsible Authority, vary their premises licence to amend/add conditions and/or activities.
2. As a result of an application by a Responsible Authority or Other Person to review a premises licence and the Licensing Sub-Committee decide that adding specific conditions will serve as a remedy. Reviews can be requested in cases where there is evidence of continuous breaches of the premises licence condition or the licensing objectives are not being upheld.

All applications are subject to consultation and are considered on its own merits. If no representations are received or any representations received have been withdrawn, then the licence is deemed granted as applied for as per any conditions agreed during the consultation period by way of mediation. If representations have been received and mediation is not successful, the application is referred to the Licensing Sub-Committee for their consideration and decision.

I trust the above will answer your queries..

Regards



Tania Jardim
Licensing Officer
Communities
T. 01202 123789
licensing@bcpcouncil.gov.uk
bcpcouncil.gov.uk



From: Bill Soper [REDACTED]
Sent: Friday, August 18, 2023 12:45 PM
To: Tania Jardim <tania.jardim@bcpcouncil.gov.uk>
Subject: Re: Sandbanks Yacht Club, Panorama Road (R290991)

Hi Tania

I am surprised that there hours are now till 11.00 when they used to be 10.30. Also does that include drinking up time or is that leave and shut up the premises by then?

I did contact environmental health that evening by phone and they promised to revert but have not done so. I do hope this and other previous events have been recorded by them and would be grateful if you could confirm this with them or get one of them to advise.

The big issues are the amplified music and leaving windows open and the noise when the people (after drinking) or taxis (engines running and indicators ticking) are waiting outside. What does licensing allow for this as its in a residential area and really anything post 11.00 should not be allowed.

If not already considered perhaps this should be when the licensing is up for renewal.

By the way, I did have to put on some cloths and at 01.15 went across and asked them to turn off the music and close their doors while they were clearing up. To understand that they did not have special licence for this event was surprising.

Many thanks

Bill

Bill Soper

Sent from my iPad

From: Tania Jardim <tania.jardim@bcpcouncil.gov.uk>
Sent: Thursday, August 17, 2023 3:36:49 PM
To: Bill Soper [REDACTED]
Subject: RE: Sandbanks Yacht Club, Panorama Road (R290991)

Dear Mr Soper,

Thank you for getting back to me with more details.

These premises benefit from a premises licence which permits the sale of alcohol Monday to Sunday 07:00 to 23:00. Regulated entertainment (live and/or recorded music) is not licensable on premises permitted to sell alcohol, provided it takes place between 08:00 and 23:00 and for an audience of no more than 500 people. The times you have reported are outside of the permitted hours and there was no other authorisation in place to cover such activities. I shall contact the licence holder to inform them of your complaint. I shall also remind them of the requirements under their premises licence and that should they operate beyond the hours permitted by their licence, they will be in breach of the same.

I have referred your concerns to the Environmental Health department who are best placed to deal with noise complaints and who may contact you to advise further.

I trust that this type of incident will not re-occur, however, should you experience any further problems, please contact the environmental health department in the first instance on 01202 123789 during the hours of 09:00 and 16:00 or via email on environmental.health@bcpcouncil.gov.uk. If the problems are after the normal office hours, I advise you contact the out of hours team on 0800 0821870. An officer will take the details and arrange for someone to attend the premises and witness any breaches for themselves. Any breaches of the licence will then be communicated to the licensing department who will assess and action appropriately.

Regards



Tania Jardim
Licensing Officer
Communities
T. 01202 123789
licensing@bcpcouncil.gov.uk
bcpcouncil.gov.uk



respect



passionate



integrity



innovation



1

From: Bill Soper [REDACTED]
Sent: Wednesday, August 16, 2023 11:46 AM
To: Tania Jardim <tania.jardim@bcpcouncil.gov.uk>
Subject: Re: Sandbanks Yacht Club, Panorama Road (R290991)

Hi Tania

It was Saturday night the 12th and into Sunday morning the 13th. Attached photo (there are others with more people/ taxis either side of this) of the taxis outside queuing, people shouting and amplified music still blaring with doors open at the same time. This went on beyond the licensing hours but could you confirm that they had an extension, please.

Thanks

Bill



On Wed, 16 Aug 2023 at 08:44, Tania Jardim <tania.jardim@bcpcouncil.gov.uk> wrote:

Dear Mr Soper,

I write further to a complaint the licensing department received, via our online platform, with regards to the above premises.

Before we can look into this complaint further, please can you confirm the date this relates to.

I await hearing from you.

Regards



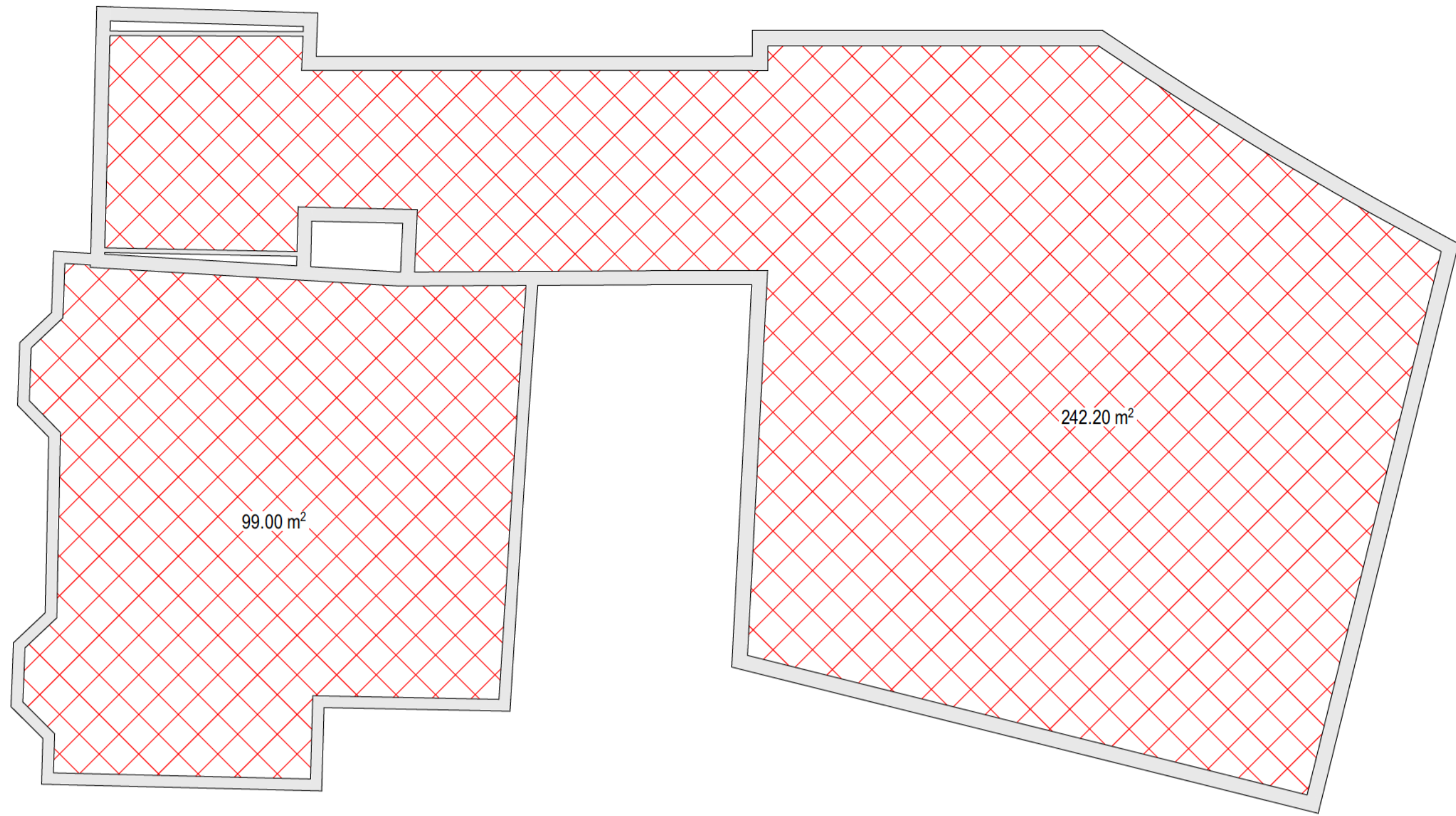
Tania Jardim
Licensing Officer
Communities

T. 01202 123789

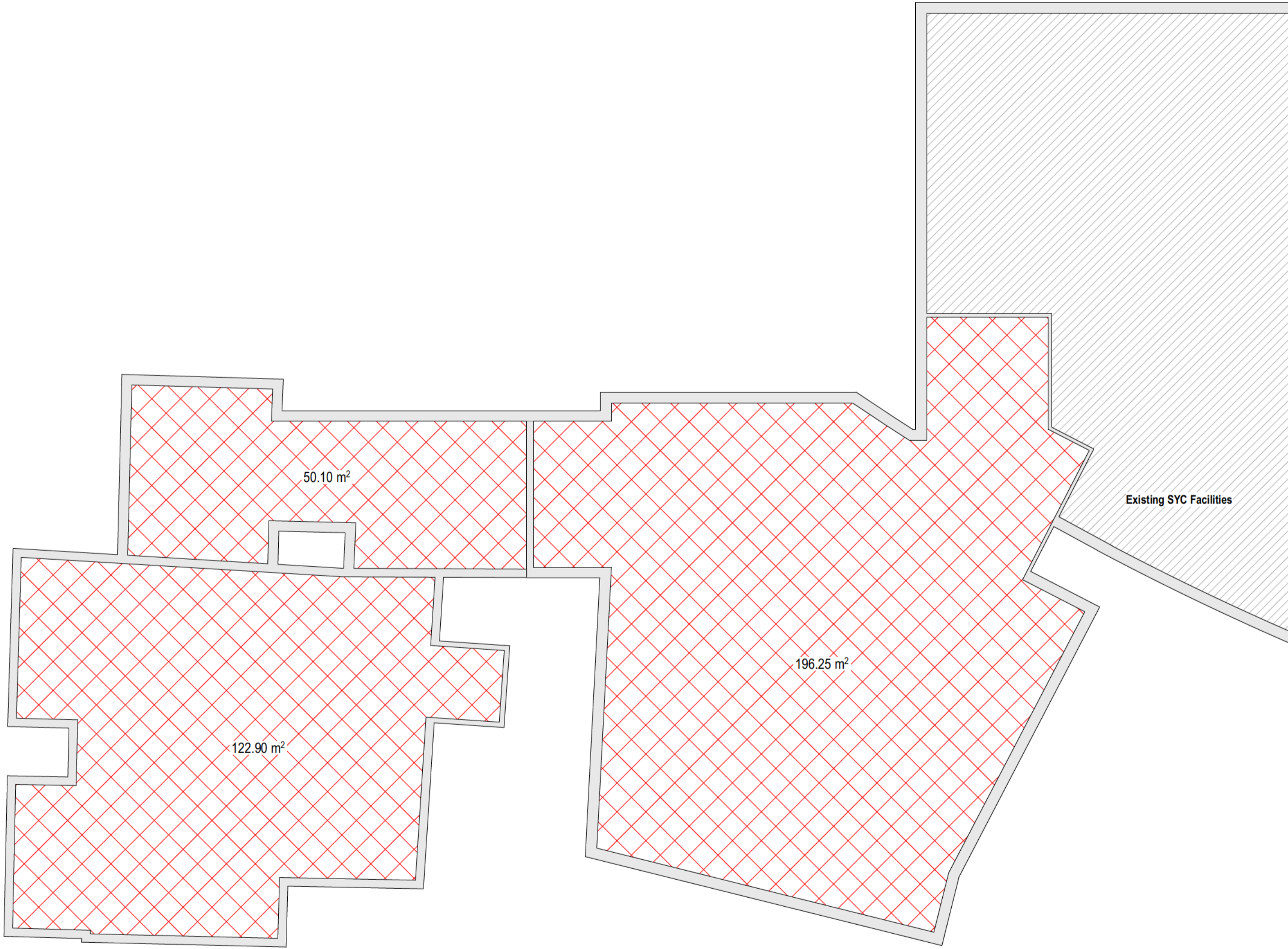
licensing@bcpcouncil.gov.uk

bcpcouncil.gov.uk

<input type="checkbox"/>	Plan	11 January 2021	EXISTING FLOOR PLANS	(0kb)	-
<input type="checkbox"/>	Plan	5 May 2020	AMENDED PLANS	(0kb)	-
<input type="checkbox"/>	Plan	24 October 2019	AMENDED PLAN	(0kb)	-
<input type="checkbox"/>	Plan	3 October 2019	BASEMENT PLAN	(0kb)	-
<input type="checkbox"/>	Plan	3 October 2019	REVISED PLANS	(0kb)	-
<input type="checkbox"/>	Plan	16 September 2019	AMENDED PLANS	(0kb)	-
<input type="checkbox"/>	Plan	27 August 2019	AMENDED PLANS	(0kb)	-
<input type="checkbox"/>	Plan	25 June 2019	SITE PLANS	(0kb)	-
<input type="checkbox"/>	Plan	25 June 2019	STREETSCENES	(0kb)	-
<input type="checkbox"/>	Plan	25 June 2019	ELEVATIONS (2 OF 2)	(0kb)	-
<input type="checkbox"/>	Plan	25 June 2019	ELEVATIONS (1 OF 2)	(0kb)	-
<input type="checkbox"/>	Plan	25 June 2019	BASEMENT AND GROUND FLOOR	(0kb)	-
<input type="checkbox"/>	Plan	25 June 2019	UPPER FLOORS	(0kb)	-
<input type="checkbox"/>	Plan	25 June 2019	EXISTING FLOORPLANS	(0kb)	-
<input type="checkbox"/>	Plan	28 February 2018	PRE-APP PLANS	(0kb)	-



First Floor
1:100



Ground Floor
1:100

Rev	Date	By	Description
P01	20/06/2019	JF	Planning Issue

www.symmetryarchitecture.co.uk
office@symmetryarch.co.uk
15 Moor Road Broadstone Dorset BH88 8AZ
01202 973379

This drawing and its design content is copyright of Symmetry
Architecture Ltd. It shall be used in conjunction with all other
relevant project information. Do not scale. All dimensions to be
checked on site. To avoid A304
Date Printed: 20/06/2019