

Various correspondence between Mr Soper and Licensing Department

From: [Bill Soper](#)
To: [Tania Jardim](#)
Cc: [Councillor John Challinor](#); [Jon Bishop](#); licensing@dorset.pnn.police.uk; licensing@bcpcouncil.gov.uk; [REDACTED]
Subject: Re: SYC/ Lazyjacks Licensing Objection
Date: 08 January 2026 16:19:21
Attachments: [image002.png](#)

Tania

Thank you for your email yesterday.

In preparing to lodge to speak at the Hearing, a neighbour has told us that they witnessed the Lazyjacks restaurant operator removing the blue signs including the one on the premises just after they were put up. When questioned by the neighbour the sole remaining one was then left in place elsewhere on Panorama Road.

This would invalidate the application as it is a requirement of the procedure. As you know, s.25 ii) of the act refers. On this basis can you please confirm that this item will be withdrawn from the hearing agenda, until they re-advertised properly for the statutory period.

I look forward to hearing from you.

Kind regards

Mr & Mrs Soper

Many thanks

Bill

Bill Soper

Sent from my iPad

From: Tania Jardim <taniam.jardim@bcpcouncil.gov.uk>
Sent: Wednesday, January 7, 2026 9:27:50 PM
To: Bill Soper [REDACTED]
Subject: RE: SYC/ Lazyjacks Licensing Objection

Dear Mr Soper,

I thank you for all your emails.

BCP Council have accepted this application as a valid application and as there are representations, the application will need to be considered by the Licensing Sub-Committee. I can confirm that a hearing has been scheduled for the **21 January 2025** and you are invited to attend the hearing in support of your representation. Please refer to the Notice of Hearing enclosed and complete the form to confirm your attendance. Please respond as soon as

possible, and preferably by the **14 January 2026**, to allow sufficient time to make the necessary arrangements.

The agenda for the meeting will be available to view on the Council's website approximately 3 working days prior to the meeting, using the following link:

<https://democracy.bcpCouncil.gov.uk/ieListMeetings.aspx?Committeeld=289>

With regard to your query about the rateable value, it appears the premises may have made an error when notifying us, as the top floor was not included. However, after reviewing both rateable values, they total £30,800, and the applicants have paid the correct application fee since this falls within the appropriate band (Band B – £4,301 to £33,000). Once the premises have been refurbished, the Valuation Office will reassess the property, and any future annual fee will reflect the new valuation.

I am unable to comment on representations that have not been submitted by the responsible authorities, it is for them to raise any concerns they may have regarding the licensing objectives. However, I can advise that all responsible authorities have had sight of the proposed new plans. The consultation period has now ended and the opportunity to make representation has now passed.

Our records confirm that the full variation application was advertised in accordance with the requirements of the Licensing Act, and as no representations were received during the consultation period, the variation was granted.

Kind regards
Tania



Tania Jardim
Licensing Officer
Housing & Public Protection
T. 01202 123789
licensing@bcpcouncil.gov.uk
bcpcouncil.gov.uk



From: Bill Soper [REDACTED]

Sent: 07 January 2026 16:53

To: Tania Jardim <tania.jardim@bcpcouncil.gov.uk>

Cc: Dorset Police Licensing <licensing@dorset.pnn.police.uk>; Councillor John Challinor <John.Challinor@bcpcouncil.gov.uk>; Jon Bishop <Jon.Bishop@bcpcouncil.gov.uk>; [REDACTED]

Subject: Re: SYC/ Lazyjacks Licensing Objection

Tania

Having taken some advice on this matter, I would note that the rateable value for this new premises

License is not only wrong but would also exceed the range you outlined.

Utilising the first floor as a Cafe and Premises, using the VOA figure of £180 per sq m on the floorspace would result in a rates payment of £26,575 just for this space. When added to the £22,000 for the ground floor this amounts £48,575.

This appears to me to be a device to avoid paying the correct Licensing Fee for the unauthorised space requesting a new License.

We do of course have the option to review the application and any decision made on this basis in the Magistrates Court and Judicially Review the position on the Wednesbury reasonableness and irrationality, if necessary.

Kind regards

Mr & Mrs Soper

Many thanks

Bill

Bill Soper

Sent from my iPad

From: Bill Soper [REDACTED]
Sent: Wednesday, January 7, 2026 11:28:26 AM
To: Tania Jardim <tanja.jardim@bcpcouncil.gov.uk>
Cc: Dorset Police Licensing <licensing@dorset.pnn.police.uk>; Councillor John Challinor <John.Challinor@bcpcouncil.gov.uk>; Jon Bishop <Jon.Bishop@bcpcouncil.gov.uk>; [REDACTED]
Subject: Re: SYC/ Lazyjacks Licensing Objection

Tania

Thank you for your prompt response.

Thank you for advising me on the fee range but that does not change the fact that their rateable value stated is still a false declaration and the form makes it clear that that is an offence. The application form is incorrect.

I am surprised that Planning has not objected to this application given the extensive history of the owner/ operator making numerous false statements and claims to try and get an inappropriate freestanding restaurant on this site in a residential area. I suspect the Planners were not aware that the bar area represents a 158% increase over existing. Without the forms and drawings it would be impossible for them to determine this as there are no details on the consultation documents.

Hopefully they will now be able to comment on that before the hearing. You should be aware that we have previously sought counsels advice on the legality of the restaurant increasing to this size.

I am not suprised that Environmental Health made no comment as our interactions with them have often been unrecorded and their responses contradictory and inaccurate, hence having to deal with it ourselves.

The March 2021 application for the hours was never seen by us nor were we directly consulted although I suspect that is not require under the act. I also suspect that no notices were posted around the site as I always check the planning notices that I see in order to comment on the numerous disingenuous applications that the owners make. This time we only noticed one sign (blue colour) in the entire area.

I look forward to the hearing in due course but overall it seems fundamentally wrong as a principle that local residents in a residential area are not formally notified of a proposal of such size or that the Licensing Committee do not actually review the location of these applications.

Kind regards

Mr & Mrs Soper

Many thanks

Bill

Bill Soper

Sent from my iPad

From: Tania Jardim <tania.jardim@bcpcouncil.gov.uk>

Sent: Wednesday, January 7, 2026 9:42:06 AM

To: bsoper@bcpcouncil.gov.uk

Cc: Dorset Police Licensing <licensing@dorset.pnn.police.uk>; Councillor John Challinor <John.Challinor@bcpcouncil.gov.uk>; Jon Bishop <Jon.Bishop@bcpcouncil.gov.uk>; [REDACTED]

Subject: RE: SYC/ Lazyjacks Licensing Objection

Dear Mr Soper,

Thank you for your email and for confirming that you wish your representation to stand. I shall send this email and the previous one to the applicant's solicitor and ensure that it forms part of my report to the Licensing Sub-Committee.

I will try and address the points you raised below to the best of my ability.

Thank you for providing the information regarding the rateable value. While the rate stated on the application differs from what you believe to be the correct rateable value, the fee paid for the application, which is also used to determine future annual fees, has been calculated and paid correctly. The premises falls within Band B (£4,301 to £33,000), and the correct band fee has been paid. Therefore, the application is considered valid.

I acknowledge your explanation that the licensable area will increase. It is my understanding this is the reason that the applicants have applied for this licence, to ensure that their licence accurately reflects the correct licensable area.

Licensing and Planning are two separate regimes, each with its own requirements and enforcement processes and a licensing application doesn't always follow on from a planning application. Obtaining a licence does not automatically grant planning permission, and vice versa. It is the responsibility of the licence holder or applicant to ensure that they have all necessary consents in place to lawfully operate under both regimes. Failure to comply with either remit may result in enforcement action by the relevant authority.

I can confirm that Planning is a consultee for licensing applications and have responded with no objections to this application. I can also confirm that we have not received any representations from the responsible authorities, such as Dorset Police or Environmental Health.

As previously explained, the premises licence currently in place permits the supply of alcohol from 07:00 to 23:00, Monday to Sunday. If the restaurant chooses not to operate during these hours, that remains entirely at the operator's discretion. 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.

With regard to the existing premises licence, the Licensing Act 2003 does not provide for existing licensed hours to be amended or revisited unless:

- (a) there is evidence that the licensing objectives are being undermined and a review application is submitted, or
- (b) a variation application is made where the proposed changes to hours form part of that application.

If a variation application does not include changes to hours, those hours cannot be reconsidered.

In this particular case, as the application in question is for a new premises licence, the proposed hours are open to consideration, and your representation regarding these hours will be taken into account. To clarify, you may comment on the hours applied for in this new application, but you cannot seek a decrease or alteration to the hours currently authorised under the existing licence.

I trust the above provides some clarification.

I shall be in contact in due course once a hearing has been scheduled.

Kind regards
Tania



Tania Jardim
Licensing Officer
Housing & Public Protection
T. 01202 123789
licensing@bcpcouncil.gov.uk
bcpcouncil.gov.uk

From: [Bill Soper](#)
To: [Tania Jardim](#)
Cc: [Dorset Police Licensing](#); [Councillor John Challinor](#); [Jon Bishop](#); [REDACTED]
Subject: Re: SYC/ Lazyjacks Licensing Objection
Date: 07 January 2026 11:28:31
Attachments: [image002.png](#)

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Kind regards

Mr & Mrs Soper

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Bill

Bill Soper

Sent from my iPad

ATTACHMENTS TO MR SOPER'S EMAIL OF TUESDAY 06.01.26 @ 22:09 INCLUDED IN REPRESENTATION 3 OF APPENDIX 4 OF REPORT

From: [Bill Soper](#)
To: "Jon Bishop"; "Councillor John Challinor"
Cc: rania.jardim@bcpcouncil.gov.uk; licensing@bcpcouncil.gov.uk; [REDACTED]
Subject: Fwd: SYC/ Lazyjacks Licensing Objection
Date: 06 January 2026 21:25:22
Attachments: [image002.png](#)
[M233505_Redacted.pdf](#)
[TMD03830.pdf](#)

Dear Jon and John

It is clear that they are now seeking a license for the restaurant/ cafe for the boatyard to extend to the upper floor, over doubling the size of the restaurant- no members lounge in sight! See the attached licensing application with drawings to the rear of their application.

The existing licensed area for the ground floor is 93 sqm (VOA Website) and the first floor area is 147sqm (Storage noted on VOA website) a 158% increase or over 2.5 times the current size.

The true intent of their latest pending application for a so called 'members lounge' is now readily apparent. Why would you put a separate bar and toilets at this level otherwise. The lift shaft remains unused and is shown capped off at first floor being used as storage.

I would have thought that there might be some liaison with planning and licensing for this?

Nonetheless, this over intensification of the restaurant component makes it clearly a freestanding restaurant, which will lead to a clear public nuisance due to its size and location in this residential area. This should not be allowed.

Also, how did they get permission from Licensing for opening until 23.00 every day of the week in the first place, bearing in mind that it is ancillary to the boatyard not freestanding.

We will continue to object to the excessive hours of opening (even though they exist) and the very significant increase in size as well as its use as a Bar, not restaurant/ café ancillary to the Boatyard but hopefully Planning can comment on the legality of extending the restaurant (increasing its size) in what should be first and foremost a boatyard facility.

By copy of this e mail I am sharing this with fellow residents, who share our concerns, and the SCG.

It's right in the middle of a tranquil residential neighbourhood with no through traffic after 23.00 any evening. It cannot be right.

Kind regards

Bill

W M Soper

ATTACHMENTS TO MR SOPER'S EMAIL OF TUESDAY 06.01.26 @ 22:09
INCLUDED IN REPRESENTATION 3 OF APPENDIX 4 OF REPORT

18:40

tax.service.gov.uk

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Property

Store 1st Flr 30-32, Panorama Road, Poole, Dorset, BH13 7RD

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Valuation

The government has introduced a support package worth £4.3 billion over the next three years to protect ratepayers seeing their bills increase because of the revaluation. If you previously received Small Business Rates Relief, Rural Rate Relief, the Supporting Small Business scheme or Retail, Hospitality and Leisure relief, you may be eligible for the Supporting Small Business scheme, which caps your bill increases. Further details can be found [here](#).

Current rateable value (1 April 2023 to present)

£8,800

This is the rateable value for the property. It is not what you pay in business rates or rent. Your

18:48



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Property

**30 -32, Panorama Road, Poole,
Dorset, BH13 7RD**

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Current rateable value (1 April 2023 to present)

£22,000



18:49

59



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[More about how business properties are valued](#)

Cafe floor areas

Description Ground floor restaurant

Area m²/unit 93

£ per m²/unit £180.00

Value ? £16,740

Description Ground floor internal storage

Area m²/unit 5.44

£ per m²/unit £90.00

Value ? £490

Description Ground floor production area

Area m²/unit 10.88

