

From: [REDACTED]
To: [Licensing.Com](#)
Subject: Christchurch Harbour Kitchen Licence Application - Reference M238639 - OBJECTION
Date: 30 July 2026 12:31:38

I wish to object to the granting of an alcohol licence to Christchurch Harbour Kitchen on the following grounds:

1. Public Safety – the venue is on the river and accessed from the riverside path via a narrow gang plank. The riverside path which they would exit onto has no railings and is not lit. There is a real danger that anyone leaving the premises under the influence of alcohol could inadvertently stagger over the edge of the path and fall in the river. As the path is not lit, they may not be seen. The river is so shallow along that part, the water would not form any cushion and they could seriously hurt themselves.
2. Prevention of Public Nuisance – The Quomps is a protected Public Pleasure Ground backed by private properties, there is a severe danger of excessive noise and anti-social behaviour by those leaving the premises late at night under the influence of alcohol.

I also understand that there are various covenants restricting the use of Christchurch Quay and Quomps going back many years some of which will impact upon this licence application.

It rust that is application will be turned down

I look forward to hearing from you.

Best wishes,

--

[REDACTED]

[REDACTED]

Bournemouth BH6 4JA

[REDACTED]

[REDACTED]

[REDACTED]

OBJECTION #2

From: [REDACTED]
To: [Licensing Com](#)
Subject: Christchurch Harbour Kitchen Reference: M238639
Date: 09 August 2026 16:07:44

I am writing to seek clarification regarding Harbour Kitchen and the licences and permissions currently in place for their operation on Christchurch Quay.

Could you please clarify how Harbour Kitchen is able to obtain or operate under the relevant licence if they do not currently appear to hold the necessary permission or licence to trade on Christchurch Quay in the first place?

My understanding is that permission to operate from the quay would need to be established before any associated licensing could be granted. I would therefore appreciate clarification on what permissions have been provided to Harbour Kitchen and on what basis they are currently permitted to trade from the quay.

I would also like to raise a concern regarding the proposed sale of alcohol from a floating vessel. I have concerns about the potential safety implications of alcohol being consumed on or around a floating boat, particularly in relation to passengers entering and leaving the vessel, the risk of people falling into the water, and the additional risks associated with people who may become intoxicated.

I would therefore be grateful if the relevant safety considerations, risk assessments and permissions relating to the sale of alcohol from the vessel could also be clarified.

I would appreciate confirmation of the current position and details of any relevant permissions, licences and safety measures that are in place.

Kind regards,

[REDACTED]

Sent from my iPhone

FORMAL REPRESENTATION AGAINST PREMISES LICENCE APPLICATION

Premises: Harbour Kitchen, Christchurch Quay / The Quomps, Christchurch

Application: Application for a Premises Licence

Licensing Authority: Bournemouth, Christchurch and Poole Council

Representation under the Licensing Act 2003

I wish to make a formal representation against the application for a premises licence for Harbour Kitchen.

My representation is made on the grounds that granting the licence would undermine two of the licensing objectives under the Licensing Act 2003:

1. **Public safety**
2. **The prevention of public nuisance**

I recognise that Harbour Kitchen is an innovative commercial; my objection is not to the principle of a commercial business operating in Christchurch Harbour. It concerns whether this particular premises, in its present location and configuration, can safely and lawfully operate under a premises licence and without causing conflict with existing authorised uses of the Quomps.

1. PUBLIC SAFETY

The proposed premises is an unusual floating structure situated on the River Stour and accessed from the Quomps by a walkway. The circumstances give rise to a number of specific public-safety concerns.

1.1 Connection between the pontoon and the harbour wall

The pontoon does not appear to be physically connected to the harbour wall - the gap, relative to the wall, is likely to change as a result of tide, wind or loading.

This creates a potential entrapment hazard between the pontoon and the wall, and is a particular concern for the feet or limbs of customers or members of the public.

The Licensing Authority should therefore require evidence that the arrangement has been professionally assessed and appropriate measures are in place to prevent entrapment.

If the gap between the walkway and the wall is covered or bridged sufficiently to prevent entrapment, then the Licensing authority should resolve the question raised in **Legal**

Status 2.2

1.2 Single point of ingress and egress

The premises appears to have a single means of access and egress via the walkway from the Quomps.

The Licensing Authority should be satisfied that this provides an adequate means of escape for the maximum number of people who may occupy the premises, including in circumstances involving:

- fire;
- loss of lighting or power;
- a medical emergency;
- severe weather;
- movement of the pontoon;
- partial flooding or loss of buoyancy;
- an incident involving the access walkway; or
- a person falling into the water.

1.3 Stability of the pontoon

There appears to be insufficient information available concerning the stability of the pontoon for the proposed commercial operation.

The Licensing Authority should establish whether the structure has been professionally assessed for the proposed use, including its stability at maximum foreseeable loading and under uneven or concentrated loading if customers congregate in one area.

The Licensing Authority should also establish that the structural integrity is fit for the purpose when, between high water and low water, part of the pontoon is floating and part is aground.

1.4 Buoyancy and maximum occupancy

The Licensing Authority should require evidence that the buoyancy of the structure has been assessed against the maximum number of persons and the total operational loading.

1.5 Specialist assessment

These issues should not be regarded simply as matters capable of being dealt with through ordinary premises-licence conditions.

The Licensing Authority should obtain appropriate evidence from competent maritime, structural and safety authorities confirming that the structure is suitable for the proposed use and occupancy.

In particular, I ask the Licensing Authority to establish:

- the maximum safe occupancy;
- the certified buoyancy capacity;
- the stability characteristics under maximum and uneven loading;
- the structural integrity of the pontoon;
- the consequences of partial loss of buoyancy;
- the adequacy of the sole access and escape route; and
- the measures in place to prevent entrapment between the floating and fixed structures.

Until these matters have been satisfactorily addressed, I do not believe that the Licensing Authority can be satisfied that the proposed operation adequately promotes the public-safety licensing objective.

2. PREVENTION OF PUBLIC NUISANCE

2.1 Landlord consent

There appears to be unresolved uncertainty regarding the applicant's legal right to occupy and operate the premises at its current location.

I recognise that the Licensing Act process is not intended to determine property rights. However, this issue is relevant to the licensing application insofar as continued operation without the necessary permissions has the potential to create continuing disputes, enforcement action, disruption and nuisance affecting other authorised users of the Quomps.

The Licensing Authority should therefore establish whether the applicant has the necessary authority to operate the proposed licensed premises at this location.

If landlord and/or Licensor consent has not been granted the Licensing Authority should establish whether the applicant has the necessary insurance cover.

2.2 Status of the pontoon and connection to the Quomps

There is also an unresolved issue concerning the legal status of the pontoon and whether it should be regarded as being connected to the Quomps.

The only apparent means of access to the pontoon is via the walkway from the Quomps.

If the pontoon is legally regarded as being connected to or forming part of the Quomps for the purposes of the relevant land or licensing arrangements, questions arise as to whether the necessary licence or permission for its commercial use has been obtained from the relevant authority, licensor or landowner.

I do not ask the Licensing Sub-Committee to determine questions of property law. However, the existence of unresolved legal and permission issues is directly relevant to the potential for continuing conflict and public nuisance.

3. WASTEWATER DISCHARGE

There are concerns regarding the discharge of wastewater into the River Stour in the vicinity of the premises.

If wastewater is discharged directly into the river, it has the potential to create environmental, odour and amenity impacts, and is therefore relevant to the prevention of public nuisance licensing objective.

The Licensing Authority should establish precisely how wastewater generated by the commercial operation is collected, stored and disposed of, and whether all necessary environmental permissions and consents are in place for the discharge of waste water into the river and harbour.

Blackwater: The Licensing Authority should establish what arrangements are in place after the public toilets are closed at night.

4. CONFLICT WITH EXISTING LICENSED ACTIVITIES AND EXCLUSIVE LICENCES

This is potentially a fundamental issue with the proposed premises licence.

The Quomps is used for established events including the Christchurch Food Festival, Stompin' on the Quomps and Christchurch Carnival.

I understand that licences or permissions relating to some of these events provide the event organiser with **exclusive use of the relevant area for the duration of the event**.

If an existing licence grants exclusive use of premises or an area, and does not expressly permit sub-licensing, concurrent occupation or other third-party licensable activities, there is a potential legal incompatibility between that existing licence and the proposed Harbour Kitchen premises licence.

This is not simply an operational matter concerning two businesses potentially getting in each other's way.

It raises the more fundamental question of whether the Licensing Authority can lawfully grant a premises licence which authorises licensable activities in an area that has already been granted exclusively to another licensee for specified periods.

The Licensing Authority should therefore establish, before determining this application:

1. the precise area covered by each existing exclusive licence;
2. the periods during which exclusive use is granted;
3. whether those licences permit sub-licensing or concurrent licensable activities;
4. whether the Harbour Kitchen premises falls within the area covered by those licences; and
5. whether granting the proposed premises licence would conflict with rights already granted to another licensee.

If an existing licence grants exclusive use and does not permit sub-licensing or concurrent occupation, I submit that the Licensing Authority should not grant a further premises licence which purports to authorise licensable activities during the period of that exclusive licence.

The applicant should therefore be required to demonstrate that the proposed premises licence is legally compatible with all existing licences and permissions relating to the Quomps.

This issue should be resolved **before** a premises licence is granted, rather than leaving competing licensees to resolve the conflict after potentially incompatible licences have been issued.

5. CONFLICT WITH AUTHORISED MOORINGS

There is also potential for the operation of the premises to conflict with existing authorised moorings and other legitimate users of the water.

A permanent or semi-permanent floating commercial structure should not interfere with authorised navigation, mooring rights or the reasonable use of the harbour by other users.

The applicant should demonstrate how such conflicts will be prevented and how the operation will coexist with existing authorised moorings.

6. CONCLUSION

I support entrepreneurial businesses and appropriate commercial use of Christchurch Harbour. This representation is not an objection to the concept of Harbour Kitchen or to the applicant seeking to establish a business.

It is an objection to the granting of a premises licence **before there is adequate evidence that the premises is safe for the proposed public occupancy, that its operation will not cause public nuisance, and that the proposed licence is legally compatible with existing rights and licences relating to the Quomps.**

In particular, where an existing licence provides exclusive use of an area for a defined period, the Licensing Authority should not create a potentially conflicting licence without first establishing the legal basis upon which both licences can operate concurrently.

I therefore respectfully request that the application be **refused**, and that legal counsel be obtained to resolve the outstanding uncertainties concerning land-use and licensing matters before any further determination is made.

OBJECTION #4

Written Representation to BCP Licensing Sub-Committee

To: Licensing Team, BCP Council Civic Centre, Bourne Avenue, Bournemouth BH2 6DY

By email: licensing@bcpcouncil.gov.uk

Application Reference: M238639

Applicant: Christchurch Harbour Kitchen Ltd

Premises: Christchurch Harbour Kitchen Ltd, Christchurch Quay, Quay Road, Christchurch (what3words dared.since.blocks)

Application Date: 24 July 2026

Consultation Deadline: 21 August 2026

Made by: Philip David Lowery, Director, Real Food Markets Ltd, and Designated Premises Supervisor of premises licence BH176343

1. Standing

I make this representation in two capacities:

(a) As director of Real Food Markets Ltd (company number 10677137), the holder of BCP premises licence BH176343 for Christchurch Food Festival, Quay Road, Christchurch, issued 6 May 2020 and revised 22 July 2021.

(b) As the named Designated Premises Supervisor of premises licence BH176343 (personal licence [REDACTED], BCP Council).

The licensed area of BH176343, as shown on the approved plan reference M176343, covers the Quomps and extends to the immediate quayside hinterland. The mooring position at which Harbour Kitchen proposes to operate sits on the water frontage directly adjacent to this licensed area. During the annual Christchurch Food Festival weekend, our licensed operation occupies the entire Quomps footprint, and our attendees have full use of the quayside promenade abutting the licensed area. The proposed Harbour Kitchen premises is therefore physically inseparable from our licensed operation during festival dates.

I object to this application on grounds engaging all four licensing objectives. My representation is set out below under five headings.

2. The applicant was refused a premises licence by BCP for the same activity in the same harbour on 17 June 2025

Christchurch Harbour Kitchen Ltd (the same corporate entity as the applicant) applied for a premises licence in April 2025 for the same floating restaurant operation at Mudeford Sandbank. BCP's Licensing Sub-Committee refused the application on 17 June 2025.

The published reasons for refusal included:

- the vessel's ability to raise and lower with tides via spud legs, posing a risk to children and families in the water;
- open sides with no barriers preventing patrons from falling into the water;

- inadequate provision for waste storage and toilet capacity, including concerns about the cassette toilet and hazardous sanitary waste disposal;
- the applicant's failure to secure appropriate landowner consents;
- the Sub-Committee's inability to be satisfied that the premises would not undermine the licensing objectives of prevention of public nuisance, public safety, and protection of children from harm.

The Sub-Committee gave particular weight to BCP Seafront Operations' objection that the applicant had not sought landowner consent. The Sub-Committee also noted that Trickett had offered during the hearing to reduce hours to 21:00, but that this concession did not negate its concerns.

The vessel that would operate under the current application is the same vessel. The operator is the same operator. The safety concerns cited in June 2025 are unchanged.

The vessel still has spud legs raising and lowering with the tide. The open-sided design remains. Waste and toilet arrangements have not been addressed. Landowner consent has not been obtained (see paragraph 3 below).

The current application removes the recorded music element and reduces the terminal hour to 22:30. Neither music nor the terminal hour was cited among the reasons for refusal in June 2025. The application has been narrowed in an apparent attempt to sidestep the June 2025 refusal without addressing any of the substantive safety concerns on which that refusal was based.

Appendix 1 - Report to Licensing Sub-Committee, 17 June 2025 (Christchurch Harbour Kitchen, Mudeford Sandbank).

Appendix 2 - Minutes of Licensing Sub-Committee, 17 June 2025.

3. The applicant does not hold consent from the mooring authority to operate at the location

The stated premises address places the operation on the water at Christchurch Quay. The mooring at that location is managed by South West Lakes Trust (SWLT) on behalf of South West Water (SWW).

By email dated 22 May 2026, [REDACTED] Area Manager for SWLT (Bournemouth), confirmed in writing to me the following:

"SWLT manage the location the vessel is moored, on behalf of SWW. Neither organisation has issued a licence for this boat's mooring encroachment. The operator does not have written consent to operate a commercial restaurant from its current location. SWW are leading any action that might be taken against the owner of the boat."

Two points of significance:

(a) SWLT - the body responsible for managing the mooring on behalf of the water owner - describes the vessel's presence at this location in its own correspondence as an **"encroachment"**. That is the technical term for unauthorised occupation.

(b) The applicant has no written consent from SWLT or SSW to operate a commercial restaurant at the location for which it now seeks a premises licence.

The application therefore seeks a premises licence for a commercial operation at a location where the applicant has no lawful basis to be. Grant of the licence would in effect authorise a licensable activity at premises the applicant is not entitled to occupy.

This is directly relevant to the June 2025 refusal, in which BCP's Sub-Committee gave weight to the applicant's failure to secure landowner consent. The same failure exists at Christchurch Quay, and has been formally confirmed by the mooring authority.

Appendix 3 - Email from [REDACTED], Area Manager, SWLT, dated 22 May 2026.

5. The four licensing objectives

5.1 Public safety. The safety concerns identified by BCP's own Sub-Committee in June 2025 apply with equal or greater force at Christchurch Quay:

- The vessel raises and lowers with tides on spud legs. The tidal range at Christchurch Quay creates the same instability and access-height variation cited by the Sub-Committee at Mudeford.
- Customer access to the vessel requires a gangway to be deployed to the quayside, creating a wet-edged transition point at which festival-goers, families, and children would be crossing between land and vessel.
- The Quomps and Christchurch Quay are a family destination with high footfall, particularly during summer weekends. Children play in and along the quayside. The public safety risk profile at this location is materially higher than the location for which the June 2025 refusal was made.
- The applicant's own application at Mudeford Sandbank in April 2025 stated that "life jackets were not required on board as it was not a moving vessel". This position was rejected by the Sub-Committee. Nothing suggests it has changed.

5.2 Prevention of public nuisance. The waste, toilet, and noise-carrying-over-water concerns cited in the June 2025 refusal apply here. Christchurch Quay is bordered by residential properties, is used year-round by families and dog walkers, and has limited public toilet capacity already at pressure during summer months. Commercial waste from a floating restaurant operating seven days a week from 11:00 to 22:30 would compound existing pressure on public infrastructure, none of which the applicant contributes to.

5.3 Prevention of crime and disorder. The applicant's demonstrated pattern of operating outside the terms of consents (mooring, landowner) is directly relevant to this objective. An applicant who does not respect the consent regimes that govern their existing operation cannot be assumed to respect the conditions of a premises licence.

5.4 Protection of children from harm. The Sub-Committee in June 2025 cited the risk to children and families playing in the water near the vessel. Christchurch Quay is a location used heavily by families with young children. The tidal spud-leg design of the vessel, the open sides, the wet-edged access, and the seven-day operating hours proposed compound the risk profile identified in June 2025.

6. Cumulative impact and the licensing conflict during festival dates

BCP's Statement of Licensing Policy provides at 9.3 that:

"In order to address the issue of a high concentration of licensed premises in an area the Licensing Authority may produce a Cumulative Impact Assessment in accordance with the Licensing Act 2003. The Licensing Authority will take this into consideration when determining any applications within the BCP Council area."

During Christchurch Food Festival weekend each May, the grant of the current application would produce two licensed premises for on and off sales of alcohol operating at the same physical location:

- BH176343 (Christchurch Food Festival), covering the Quomps, 10:00 to 20:00 Saturday to Monday during May bank holiday weekend, held by Real Food Markets Ltd, subject to substantial safety and public nuisance conditions including SIA-accredited door supervision, non-glass drinkware, capacity monitoring, dispersal policy, noise monitoring, litter management, refusals record, Challenge 25, and child protection.
- Harbour Kitchen premises licence (if granted), covering the water frontage directly adjacent, 11:00 to 22:30 seven days a week including festival dates, subject to no equivalent conditions.

The two licensed premises would sit metres apart, operating for the same activity (sale of alcohol) on the same days. Attendees of the festival, who are protected by the extensive conditions attached to BH176343, would be able to walk directly from the conditioned licensed environment to an adjacent un-conditioned licensed environment operated by a party over which the festival organisers have no authority. This creates a direct cumulative impact concern of the kind BCP's policy contemplates.

This is separate from, and additional to, the standalone public safety and public nuisance objections set out in paragraph 5 above.

7. Request

I respectfully request that the Licensing Sub-Committee:

(a) **Refuse the application**, on the grounds that it engages all four licensing objectives, that the applicant has not addressed the substantive safety concerns cited in the June 2025 refusal of an application by the same corporate entity for the same vessel in the same harbour, that the applicant does not hold mooring consent from SWLT/SWW for the location, and that the grant would create a direct licensing conflict with existing premises licence BH176343 during festival dates.

(b) In the alternative, if the Sub-Committee is minded to grant, that the licence exclude Christchurch Food Festival dates each year (currently the May bank holiday weekend or the weekend after), and that conditions equivalent to those attached to BH176343 be imposed as

a minimum, including SIA-accredited door supervision, non-glass drinkware, capacity monitoring, noise monitoring, dispersal policy, refusals record, and Challenge 25.

(c) That any consideration of the application be conditional on evidence of written landowner and mooring consent from SWLT/SWW and from BCP as landowner of the quayside infrastructure used for access.

Philip David Lowery
Director, Real Food Markets Ltd
Designated Premises Supervisor, premises licence BH176343

E-mail: [REDACTED]

Tel: [REDACTED]

Appendices:

1. Report to BCP Licensing Sub-Committee, 17 June 2025 (Christchurch Harbour Kitchen, Mudeford Sandbank)
2. Minutes of BCP Licensing Sub-Committee, 17 June 2025
3. Email from [REDACTED], Area Manager, South West Lakes Trust, dated 22 May 2026

LICENSING SUB-COMMITTEE



Report subject	New Application for Christchurch Harbour Kitchen, Mudeford Sandbank, BH6 4EW
Meeting date	17 June 2025
Status	Public Report
Executive summary	Christchurch Harbour Kitchen Ltd have applied for a premises licence to permit recorded music and the supply of alcohol. The application received 37 representations from other persons. Dorset Police and Environmental Health mediated with the applicant and have agreed additional conditions.
Recommendations	It is RECOMMENDED that: Members consider the following options:- a) Grant the application for a premises licence as made; or b) Refuse the application for a premises licence; or c) Grant the premises licence subject to additional conditions. Members of the Licensing Sub-Committee are asked to make a decision at the end of the hearing after all relevant parties have been given the opportunity to speak. Members must give full reasons for their decision.
Reason for recommendations	The licensing authority has received 37 representations from other persons on the grounds that to grant the application will undermine the licensing objectives of the prevention of crime and disorder, prevention of public nuisance, public safety and the protection of children from harm. The licensing authority may only consider aspects relevant to the application that have been raised in the representations. Where representations have been received in relation to an application by a responsible authority or any other person, and the concerns have not been resolved through mediation between all parties, the Scheme of Delegation set out in the Council's Consultation states that these applications should be dealt with by the Licensing Sub-Committee.

Portfolio Holder(s):	Councillor Kieron Wilson – Portfolio Holder for Housing and Regulatory Services
Corporate Director	Graham Farrant – Chief Executive
Report Authors	Sarah Rogers – Principal Licensing Officer
Wards	East Southbourne & Tuckton
Classification	For Decision

Background

1. An application for a premises licence under Section 17 of the Licensing Act 2003 was received by the licensing authority on 25 April 2025. The application included the licensable activities and times as follows:-

Recorded Music (indoors and outdoors) Monday to Sunday – 08:00 to 23:00

Supply of Alcohol (on and off the premises) Monday to Sunday – 11:00 to 23:00

2. A copy of the application and supporting documentation is attached at Appendix 1.
3. The premises are not a permanent structure but propose to moor up on land, at the same location, identified on the location plan as attached at Appendix 2.
4. The premises are described as a “bespoke designed floating restaurant which has been engineered and designed to accommodate a kitchen and dining area”.

Consultation

5. The application was served on all responsible authorities and the applicant confirmed that the statutory newspaper and site notices had been dealt with in accordance with the licensing regulations.
6. The licensing authority has received 37 representations from other persons on the grounds that to grant the application will undermine the four licensing objectives. A copy of the representations is attached at Appendix 3.
7. Dorset Police mediated conditions with the applicant and agreed a revised terminal hour for the sale of alcohol of 22:30, to enable a 30-minute drinking-up time. The applicant also agreed that alcohol shall be ancillary to food.
8. Environmental Health agreed 2 further conditions with the applicant to uphold the prevention of public nuisance licensing objective.
9. A copy of the agreed conditions is attached at Appendix 4.
10. No other representations were received from any of the other responsible authorities.
11. Christchurch Town Council held an Extraordinary Planning and Regulatory Committee on 7 May 2025 to discuss the application. Although there were some concerns they decided to make no representation to the application.

Options Appraisal

12. Before making a decision, Members are asked to consider the following matters:-

- The representation made by 37 other persons.
- The submissions made by or on behalf of the applicant and conditions agreed with Dorset Police and Environmental Health.
- The relevant licensing objectives, namely the prevention of crime and disorder, the prevention of public nuisance, public safety and the protection of children from harm.
- The Licensing Act 2003, Regulations, Section 182 Guidance and the Council's Statement of Licensing Policy.

Summary of financial implications

13. An appeal may be made against the decision of the Sub-Committee by the applicant or any party making a representation to the Magistrates' Court which could have a financial impact on the Council.

Summary of legal implications

14. If Members decide to refuse the application or impose conditions on the licence which the applicant or other person do not agree to, the applicant or such other person may appeal to the Magistrates' Court within a period of 21 days beginning with the day that the applicant is notified, in writing, of the decision.

Summary of human resources implications

15. There are no human resources implications.

Summary of sustainability impact

16. There are no sustainability impact implications.

Summary of public health implications

17. There are no public health implications.

Summary of equality implications

18. There are no equality implications.

Summary of risk assessment

19. There is no requirement for a risk assessment.

Background papers

BCP Council – Statement of Licensing Policy

[SOLP-2020-2025](#)

Hearing Regulations

[The Licensing Act 2003 \(Premises licences and club premises certificates\) Regulations 2005](#)

Guidance issued under Section 182 of the Licensing Act 2003 (February 2025)

[Revised guidance issued under section 182 of Licensing Act 2003 - GOV.UK](#)

Appendices

1. Copy Application and Supporting Documents
2. Location Plan
3. Representations
4. Agreed Conditions with Dorset Police and Environmental Health

Agenda item

Christchurch Harbour Kitchen, Mundeford Sandbank, BH6 4EW

- [Meeting of Licensing Sub-Committee, Tuesday, 17th June, 2025 10.00 am \(Item 25.\)](#)
- [View the background to item 25.](#)

The premises known as ‘Christchurch Harbour Kitchen Ltd’ have applied for a premises licence to permit recorded music and the supply of alcohol.

This matter is brought before the Sub-Committee for determination.

Minutes:

Present:

From BCP Council:

Sarah Rogers – Senior Licensing Officer

Johanne McNamara – Legal Advisor to the Sub-Committee

Michelle Cutler – Clerk to the Sub-Committee

Rebekah Rhodes – Democratic Services, providing technical assistance

Christiane Tan – Democratic Services – Observing for training purposes

Cllrs Bartlett, Canavan and Farquhar– Observing for training purposes

The Chair made introductions and explained the procedure for the hearing which was agreed by all parties.

The Licensing Officer presented a report, a copy of which had been circulated and a copy of which appears as Appendix ‘B’ to these minutes in the Minute Book. The Licensing Sub-Committee was asked to consider an application made by Christchurch Harbour Kitchen Ltd for a premises licence to permit recorded music and the supply of alcohol. The application

received 37 representations from other persons on the grounds that to grant the application would undermine the licensing objectives of the prevention of crime and disorder, prevention of public nuisance, public safety and the protection of children from harm. Dorset Police and Environmental Health mediated with the applicant and had agreed additional conditions.

The following persons attended the hearing and addressed the Sub-Committee to expand on the points made in their written submissions:

For the Applicant:

Mr Paul Trickett

Mrs Ginny Trickett

Objecting:

Mr Richard Slater – The Beach House, Mudeford Spit

Ms Claire Bath - Deputy Chair of Mudeford Sandbank Beach Hut Association

Councillor Judy Richardson - East Southbourne and Tuckson Ward Councillor

The Sub-Committee asked various questions of all parties present and was grateful for the responses received. All parties had the opportunity to ask questions.

All parties were invited to sum up before the Sub-Committee retired to make its decision. Before concluding the hearing, the Legal Advisor advised all parties of the right of appeal.

RESOLVED that the application for a new premises licence for the premises known as ‘Christchurch Harbour Kitchen’, Mudeford Sandbank, Christchurch, BH4 4EW, to permit recorded music and the supply of alcohol, be REFUSED.

Reasons for Decision:

The Sub-Committee gave detailed consideration to all of the information which had been submitted before the Hearing as contained in the Licensing Officer’s report for Agenda Item 7, including the details provided by the applicant in their application and the written representations made in objection to the application from 37 other persons on the grounds

that to grant the application will undermine the licensing objectives of the prevention of crime and disorder, prevention of public nuisance, public safety and the protection of children from harm.

The Sub-Committee also considered the verbal submissions made at the Hearing by those in attendance, Mrs Sarah Rogers, Principal Licensing Officer, Mr Paul Trickett and Mrs Ginny Trickett, the applicants, and Mr Richard Slater, the Beach House, Mudeford Spit, Ms Claire Bath, Deputy Chair of Mudeford Sandbank Beach Hut Association and Cllr Judy Richardson, East Southbourne and Tuckson Ward Councillor, who had all made objections to the application.

The Sub-Committee was mindful that Dorset Police had mediated conditions with the applicant and agreed a revised terminal hour for the sale of alcohol of 22:30, to enable a 30-minute drinking-up time. The applicant also agreed that alcohol would be ancillary to food. Environmental Health had agreed 2 further conditions with the applicant to uphold the prevention of public nuisance licensing objective, which were:

- ‘All audio from the music system will be played at background level only and turned off at 19.30hrs’ and:
- ‘All the rubbish produced by the premises shall be stored securely in a bin with a tightfitting and lockable lid in a designated area’.

The Licensing Officer highlighted that the Live Music Act 2012 allowed live and recorded music between the hours of 08:00 and 23:00 which would override any licensing conditions put in place to restrict music. The Sub-Committee was confident that these conditions would help to mitigate some of the concerns raised by objections, should the licence be granted.

Mr Trickett advised the Sub-Committee that the premises was a bespoke designed floating restaurant that was not a permanent structure but proposed to moor up at the same location daily. It was not a ‘party boat’ and the intention was to offer substantial meals such as fresh fish caught from Christchurch, with the option to enjoy an alcoholic beverage. The vessel was designed to unfold with hydronic technology each morning and fold away each evening. It would be wheelchair and pushchair accessible without the use of gangplanks. The vessel would attach itself to the seabed by way of an arrowhead pole structure that would raise up and down with the tides.

In addressing some of the representations made in objection to the application, Mr Trickett informed the Sub-Committee that he only intended to play ambient background music, if at all, and that all litter and waste would be stored on board and disposed of when the vessel returned to its base. Mr Trickett was happy to be guided by BCP Council as to the control of waste, but the vessel did have a contained storage area for waste products. The vessel would have a flushing cassette toilet on board that would be emptied daily so patrons would not be ‘urinating off the side of the vessel’, and anyone caught doing this would be removed.

Mr Trickett advised that life jackets were not required on board as it was not a moving vessel, however, there would be various safety equipment in place such as oxygen, life rings and fire extinguishers.

The Sub-Committee gave weight to the objection from BCP Council’s Seafront Operations Service, regarding concerns over public safety. Mr Trickett explained that he had approached BCP Council in August 2024, along with securing the relevant consent from Natural

England, and the landlords for an operation of this nature. Mr Trickett advised that he was still waiting to hear back from the Meyrick Estate as it was uncertain who owned the area. Mr Trickett informed the Sub-Committee that Natural England had advised him that they weren't concerned as his operation did not involve the building of new harbour walls.

The Sub-Committee had regard to the concerns raised by the objectors in attendance in relation to the prevention of public nuisance, public safety and the protection of children from harm, namely that no environmental impact survey had been carried out and the area was protected as a Site of Special Scientific interest (SSSI) with a salmon spawning ground in the area. There had been a lack of engagement with the landowners and no permission sought to use the land, there was the potential from noise from the vessel from music and patrons to travel across the river and cause a nuisance to the neighbouring beach huts and that there was a real risk of harm to the many children that used the area to play and swim. In addition, objectors were very concerned about the potential smells with rubbish being stored on the vessel for up to 14 hours a day, especially in the summer months, which could be a public nuisance.

The Sub-Committee was unable to consider any objections relating to parking or commercial concerns as this was not within their remit and was satisfied that the licence, if granted, would not undermine the prevention of crime and disorder.

The Sub-Committee shared the concerns of BCP Council's Seafront Operations Service that consent to use the area had not been provided and as such, was a risk to public safety. The Sub-Committee also had concerns regarding the vessels ability to raise up and down with the tides, which posed a risk to children and families playing in the water nearby. In addition, it was noted that the vessel had open sides with no barriers in place to prevent patrons falling over the side into the water, which was a significant risk to public safety, and would undermine the prevention of children from harm objective.

The Sub-Committee was concerned that the storage of waste on the vessel could cause a public nuisance, especially in hot weather, as they had not been provided with enough information as to how large the storage area was and how potential smells and leaks would be dealt with. They were particularly worried about the only toilet onboard being a cassette toilet, as there was no indication as to how large it was or how it would be emptied on busier days. There was also concern as to how hazardous toilet/sanitary waste would be disposed of.

The Sub-Committee made note of the Applicant's offer to reduce the terminal hour being applied for to 21:00, but having regard to the concerns referred to above in relation to public nuisance, public safety and protection of children from harm licensing objectives this did not negate its concerns.

The Sub-Committee concluded that it could not be satisfied that the premises would not undermine the prevention of public nuisance, public safety and the protection of children from harm licensing objectives, and as such, the application should be refused.

?

In making this decision the Sub-Committee have had regard to the Bournemouth, Christchurch and Poole Council Licensing Policy, the revised guidance, as set out by the Secretary of State and the licensing objectives, as set out in the Licensing Act 2003.

All parties to the application have the right to appeal to the Magistrate's Court within the period of twenty-one days beginning with the day on which the applicant is notified by the Licensing Authority of this decision in writing.



Philip Lowery [REDACTED]

Fw: Christchurch Quay mooring enquiry - commercial trading vessel "Harbour Kitchen", 23–25 May

1 message

22 May 2026 at 15:21

To: "philip [REDACTED]"

Cc: Reception <info@swlakestrust.org.uk>

Afternoon Phillip

Many thanks for the emails you have sent regarding this matter.

I have been in contact with South West Water this morning and wait a response from them but can confirm the following.

- SWLT manage the location the vessel is moored, on behalf of SWW.
- Neither organisation has issued a licence for this boats mooring encroachment.
- The operator does not have written consent to operate a commercial restaurant from its current location.

As mentioned above, SWW are leading any action that might be taken against the owner of the boat.

Regards

[REDACTED]

[REDACTED]
Area Manager – Bournemouth**swlakestrust**

Longham Study Centre, 125 Ringwood Road, Ferndown, BH22 9AB Tel:01202 581411

South West Lakes Trust cares for natural and historic environments, providing health, social and wellbeing benefits for individuals and communities.

Healthy lakes, landscapes and livesSupport our work by becoming a Friend or donating at www.swlakestrust.org.uk

OBJECTION #5

From: [Willson, James](#)
To: [Tania Jardim](#)
Subject: Harbour Kitchen Premises Licence
Date: 20 August 2026 16:09:11
Attachments: [image001.png](#)

Dear Tania,

South West Water has reviewed the premises licence application and wish to record its opposition to the application.

As owner of the riverbed, South West Water considers it important that the Licensing Authority is made aware of the wider circumstances surrounding the operation of the Harbour Kitchen and the use of waterways over which South West Water and South West Lakes Trust manage.

South West Water's principal concern is that the Harbour Kitchen does not have the necessary consent from South West Water to occupy or undertake commercial activities over our riverbed. Whilst we appreciate that not having consent to operate falls outside the scope of the Licensing Act 2003, it is a significant issue for us that should be noted as part of the overall context of this application. South West Water are also not aware of any health and safety certification for the vessel, nor have we seen associated compliance with food standards. There is also a concern towards how the waste water is being dealt with from the on-board toilets and kitchen.

Currently South West Water do not wish to enter into any agreements permitting the use of our waterways in this way. The owner of the Harbour Kitchen has been advised of this and asked to cease operating over our riverbed. However, South West Water do not believe that the Harbour Kitchen intends to stop unlawfully trading on our property. Since reaching out, the Harbour Kitchen has returned and continued to unlawfully trade.

South West Water is against the premises application and would like our concerns noted when determining the application.

Kind regards,
James



James Willson
Assistant Property Surveyor

Peninsula House, Rydon Lane, Exeter EX2 7HR
southwestwater.co.uk



The information and documents sent in this email from a Pennon Group Plc company are sent in confidence and are intended only for the use of the individual or entity named above. Please note that the contents may contain privileged, personal and/or confidential information and are not to be disclosed to any person other than the addressee. If you are not the intended recipient, you are notified that any use, dissemination, distribution or copying of the information and documents contained in this email is strictly prohibited. If you have received this email in error, please return it and any copies immediately without reading any attachment and confirm that immediately upon returning the email, you will delete all copies on your system and network.

If you wish to view our full Privacy Notice, please visit our [website](#).

Pennon Group Plc - Registered in England & Wales (Company No: 02366640)
Registered Office:
Peninsula House
Rydon Lane
Exeter
Devon EX2 7HR

Classification: BUSINESS