

[REDACTED]
Daniel Armitage

- BROOKLANDS HOUSE, BRIDGE ROAD, SWANWICK CREEK
HAMPSHIRE, SO31 7EE

Appendix D

25th January 2024
The Licencing Officer
Fareham Borough Council
Civic Offices
Civic Way
Fareham
PO16 7AZ

Representation to application for premises license (alcohol and live music) for Swanwick Marina, Bridge Road, Swanwick, Southampton, SO31 1ZL dated 05 January 2023.

I am writing to make an **objection** to the above application. Over the years, Swanwick Marina has had increasing development steering it away from its original use of a boatyard.

Concerns

1. Increase of crime/disorder

It is becoming more apparent that we are experiencing antisocial and disorderly behavior in the local area particularly around the marina and public slipways (swanwick/lands end road) leading to increased police time to aim to combat this. Increasing the hours of the license of alcohol and live music open to the general public could further increase an already concerning problem.

2. Public Safety

Given the primary use of the boatyard and its proximity to the water, pontoons, boatyard machinery and boats on the hard standing at a raised height, the extended licensing hours would prove higher risk to public safety in this area.

3. Public Nuisance

In the last few years since the subject property has outsourced its food and beverage facilities, there has been increased noise due to increased footfall from that of outside the marina residents. With the addition of live music, this has significantly impacted the surrounding properties particularly in the adjacent properties on the water due to the natural nature of sound being amplified across water. The marina is surrounded by residential properties, most of which are families with young children, whom in the summer months cannot keep their windows open due to the noise particularly from the live music at Swanwick marina and regularly disturbing the children's sleep on the weekends. To increase the alcohol and music license to 7 days a week until 01:00 will have a permanent effect on the wellbeing of the surrounding residents. The subject property is currently being developed to provide an expanded outdoor raised terracing, eating and drinking area, thus further increasing the disturbance of the residents in the surrounding area. It should not be allowed

to turn into a venue for nightlife. It is the responsibility of the council, to preserve the use of the river and its amenities and licensing are a fundamental control when considering the use of the marina.

4. Loss of biodiversity and habitat surrounding the conservation area.

The existing site has developed excessively over the past 15 years with increased commercial buildings leading to an increase in noise and light pollution. The current planning application states "Where possible, the site should be subject to no significant increases in current illumination levels. If an increase in illumination is required within the residential areas, it should be carefully designed to light critical areas only, with low level, minimum spillage. Within the residential areas, lighting should be directed away from the retained and created boundary features, trees and shrub areas on site to ensure there are no adverse impacts on foraging and commuting habitat for bats." This has not shown to be the case and floodlights from high levels continue to light the area. The extended licensing hours will have a detrimental effect on both the Special Site of Scientific Interest which borders the marina and surrounding residents. In recent years, I have tried to contact the marina with these concerns without any response.

In summary, the extension of licensing hour for alcohol and live music is deemed inappropriate for the location taking in account the risks described above and would put the existing environment and residents at risk.

Sincerely,

Daniel Armitage

[REDACTED]

Dominique Caudwell

The Boat Store, Lands End Road, Bursledon, Southampton, SO31 8DN |

[REDACTED]

25th January 2024
The Licencing Officer
Fareham Borough Council
Civic Offices
Civic Way
Fareham
PO16 7AZ

Representation to application for premises license (alcohol and live music) for Swanwick Marina, Bridge Road, Swanwick, Southampton, SO31 1ZL dated 05 January 2023.

I am writing to make an **objection** to the above application.

We are the residents directly opposite the marina across the river Hamble in the conservation area. Over the years, Swanwick Marina has had increasing development steering it away from its original use of a boatyard.

Concerns

1. Increase of crime/disorder

It is becoming more apparent that we are experiencing antisocial and disorderly behavior in the local area particularly around the marina and public slipways (swanwick/lands end road) leading to increased police time to aim to combat this. Increasing the hours of the license of alcohol and live music open to the general public could further increase an already concerning problem.

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properties, most of which are families with young children, whom in the summer months cannot keep their windows open due to the noise particularly from the live music at Swanwick marina and regularly disturbing the children's sleep on the weekends. To increase the alcohol and music license to 7 days a week until 01:00 will have a permanent effect on the wellbeing of the surrounding residents. The subject property is currently being developed to provide an expanded outdoor raised terracing, eating and drinking area, thus further increasing the disturbance of the residents in the surrounding area. It should not be allowed to turn into a venue for nightlife. It is the responsibility of the council, to preserve the use of the river and its amenities and licensing are a fundamental control when considering the use of the marina.

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In summary, the extension of licensing hour for alcohol and live music is deemed inappropriate for the location taking in account the risks described above and would put the existing environment and residents at risk.

Sincerely,

Dominique Caudwell

Greyladyes Cottage
High Street
Bursledon
Southampton
SO318DL

28th January 2024

**Objection to Premises License application at Swanwick Marina Bridge Road
Swanwick Southampton SO311ZL**

Dear Licensing Officer,

I am objecting to the application of the licence to 01:00 Monday to Sunday for live music, recorded music, supply of alcohol & late-night refreshment. Whilst I am in support of the upgrading of facilities to support the local community, I think this application will have a detrimental effect on the surrounding environs due to the potential for noise beyond 23:00 every night of the week. Unfortunately, noise transmits across water so the village opposite the venue, where I live, will be negatively impacted. I believe that if the license is granted in its present form, it will unreasonably and substantially interfere with the use or enjoyment of the homes across the marina & may ultimately lead to a deterioration in the health of the residents.

Thank you in advance for your consideration of my objection.

Yours sincerely

A large black rectangular redaction box covering the signature area.

Alison Ford

Re: Application for Premises Licence @ Premier Mannas Ltd. Swanwick

The Boat House - Swanwick Marina, Lower Swanwick

We are concerned that the application is for licensed opening, with loud music, until 1am, on every day of the week.

The Boat House is surrounded on all sides by private homes, this will bring a huge amount of disturbance to hard working individuals and families with children. Also those staying on yachts in the Marina and across the other side of the river near the Jolly Sailor.

You should also consider the safety aspect of both the marina and river, along with lack of safe pedestrian crossing facilities on exit via the A27 Bridge Road.

A late license is acceptable and the need understood, although usually to Midnight considering the area and local residences. But it seems excessive to award on every week night as well.

We are also concerned that this will set a precedent for the three other pubs/restaurants near by - Harpers Steak house and Bar, The Old Ship and The Jolly Sailor.

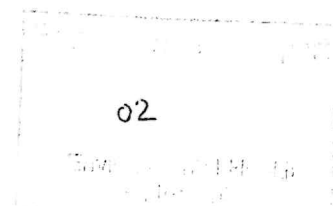
This area should not be turned into a City Centre style hub for late night drinking and potential disorder.

Please also note this application has disappointingly had limited awareness raised locally - with limited or no post box information and limited posting on street signs. Plus also concerns are only voiced by post and not online. Why is this the case compared to other planning information for Swanwick Marina?

Regards

15 Swanwick Quay

30/1/24



Tim Green
Flat 10, 335 Swanwick Lane
Lower Swanwick, Southampton
SO31 7GT

29th January 2024

Dear Sir, dear Madam

Application for a Premises Licence – Premier Marinas Ltd, Swanwick Marina, Bridge Road, Swanwick Marina, Southampton SO31 1ZL

I am writing to object in the strongest possible terms to the granting of a late night licence as per the above application. I am a neighbor to the premises in question – probably the nearest – and I have a direct line of sight to the new building.

The planning licence for the new building laid out the stipulations for this replacement refreshments building – as an F&B facility for berth holders in the Marina. Objections were raised at the time by numerous residents, including the impact on an area of outstanding natural interest, potential light pollution, noise pollution and additional traffic issues in an area which is very poorly served by the roads network. The application highlighted the use of the land as a boatyard ... not open to the general public in any major commercial way.

The licence application in question is now suggesting food, recorded music and live music every night of the week until 1:00am! I cannot imagine that the application is considering only berth holders anymore! Nor does the company seem content to restrict the use of the site to "boatyard activities".

There are numerous pubs within yards of the proposed site, all of which serve the needs of the marina's berth holders. The site faces the marina, which is surrounded by established communities, all of whom will be plagued by late night lighting, noise and an influx of drinkers, who will need to arrive and leave in various states of inebriation.

The new building replaces an old licenced F&B facility for berth holders of much smaller proportions, and which was licenced in line with standard licencing rules, and minus the music until 1am!

I am certain that you will be inclined to grant the venue an alcohol licence, but ask that you restrict their activity to serving alcohol until 11pm – the same as the other (very) local pubs, and refuse the option to play recorded or live music at volume until the early hours. This is REALLY not the location for a nightclub!!!

Yours faithfully
Timothy Green



WATERS EDGE
LANDS END ROAD
OLD BURSLEDON
SOUTHAMPTON
SO31 8DN

30th January 2024

The Licencing Office
Fareham Borough Council
Civic Offices
Civic Way
Fareham
PO16 7AZ

Dear Sirs

Swanwick Marina, Bridge Road, Swanwick SO31 1ZL

We refer to the application by Premier Marinas Ltd for a premises licence at the above address.

We strongly object to the whole of this application as residents on Lands End Road, directly across the River Hamble and immediately opposite the application site.

We have previously suffered from noise and light pollution from the marina. Noise easily travels across the water and we can clearly hear conversations from people on pontoons and boats moored up. Previously the noise from diners outside the old Boat house could be heard well into the night and even worse when bands and DJs were booked for private parties.

We do not consider it acceptable that we should be disturbed up to 1 am every night of our lives. We should be able to sleep at night without disturbance or noise intrusion. It would be a statutory nuisance affecting our quality of life.

It would appear Premier Marinas Ltd are trying to create a nightclub. We have no particular objection to a dining facility as such but believe this application should restrict supplying of alcohol and food service to 11pm. We also consider live music and DJs should be restricted to Friday and Saturday nights within the premises to 11 pm only and that any recorded music is only allowed within the premises, not outside again only until 11 pm. Any music licence granted should be on the basis it does not cause a nuisance for residents.

Yours faithfully

A large black rectangular redaction box covering the signature area.

Annette and David Mead

Myrtle Cottage
Lands End Road
Old Bursledon
Hampshire
SO31 8DN

29th January 2024

The Licencing Office,
Fareham Borough Council,
Civic Offices,
Civic Way,
Fareham,
PO16 7AZ

Dear Sir / Madam,

Re: Swanwick Marina, Bridge Road, Swanwick, Southampton, SO31 1ZL

I have been informed that Premier Marinas Ltd have applied to Fareham Borough Council for a premises licence at the above address.

The licence is for:

LIVE MUSIC:

13.00 – 01.00 Mon – Sun

RECORDED MUSIC:

09.30 – 01.00 Mon to Sun

SUPPLYING OF ON / OFF ALCOHOL:

07.30 – 01.00 Mon – Sun

LATE NIGHT REFRESHMENT:

07.00 – 01.00 Mon to Sun

As residents on Lands End Road, Old Bursledon, which is directly across the River Hamble from Premier Swanwick Marina, we would like to object to the long licencing hours requested serving alcohol / refreshment, and for live and recorded music up to 1am, Mon – Sun.

The Noise Act 1996 which works in conjunction with the Environmental Protection Act 1990 and the Noise and Statutory Nuisance Act 1993, defines night hours as 11pm to 7am and the local authority has a mandatory obligation to deal with any noise which is deemed to be a nuisance.

The new restaurant / bar will be directly on the river frontage on the Fareham side of the river, facing the Old Bursledon side of the river, which is heavily residential. The plans show large outdoor terracing areas that also face the river frontage, for the capacity of many diners using this area.

Due to our proximity to the river, with our garden having direct river frontage, we have had issues in the past with noise nuisance with music playing late at night and into early hours, along with loud noise from their diners. This was particularly prevalent when the old Boat House was booked for private parties with DJ's etc.

Noise is amplified when projected across water, and particularly at night. Even as it is, we can hear day to day conversations from people on the marina's pontoons. With permission to play music up to 1am, Monday to Sunday, it would certainly be a 'statutory nuisance' and affect our right to quality of life.

Allowing the requested licencing hours would be detrimental to the residences across the river, and if these long hours were granted, we could endure loud noise and disturbance every single night into the early hours of the following day. Being continually denied a proper night's sleep would be detrimental to a person's mental and physical health and interfere with the residence's own enjoyment of their own property and land.

There should also be full consideration for the local wildlife as excessive noise causes the birds and the bees to alter their behaviour in many significant ways: it interrupts mating, reduces the number of birds and insects in the vicinity, causes them to stop moving (a "shock" reaction), and prevents birds from hearing fellow birdsong that's important to their day-to-day life.

I hope that you will take full consideration into the local residences concerns, and local wildlife in this lovely area that also has SSI status.

Our wellbeing should come before a commercial company's endeavour.

Yours faithfully,



Jule de Pina & Michael Blackman

Upcott
Station Road
Bursledon
SO31 8AA
31/1/2024

Dear Sir or Madam,

We are writing to strongly object to the application for a live/ recorded music licence as requested by the new restaurant/bar at Premier Swanwick Marina.

We live across the river directly opposite to the site of the old Boat House Café and even as I type this the current noise emanating from the construction of the new premises is extremely intrusive. Noise travels and across the water this is of course amplified. The idea of loud music over which we have no control being audible all afternoon and past midnight everyday of the week is completely unacceptable.

Whilst I appreciate that music goes hand in hand with a bar venue it seems short sighted to alienate the established local community upon whom the owners of the new venture will surely rely upon year-round for good custom.

Yours faithfully,

Rebecca Symons
Iain May



Vine Cottage
Station Road
Old Bursledon
Southampton
SO31 8AA

31st January 2024

The Licencing Office,
Fareham Borough Council,
Civic Offices,
Civic Way,
Fareham,
PO16 7AZ

Dear Sir / Madam,

Re: Swanwick Marina, Bridge Road, Swanwick, Southampton, SO31 1ZL

It has recently been brought to our attention that Premier Marinas Ltd have applied to Fareham Borough Council for a premises licence at the above address.

The licence is for:

LIVE MUSIC:

13.00 – 01.00 Mon – Sun

RECORDED MUSIC:

09.30 – 01.00 Mon to Sun

SUPPLYING OF ON / OFF ALCOHOL:

07.30 – 01.00 Mon – Sun

LATE NIGHT REFRESHMENT:

07.00 – 01.00 Mon to Sun

We live in Station Road in Old Bursledon, on the river Hamble, above the Elephant Boatyard and therefore have a direct view across to Premier Swanwick Marina. We would like to object to the long licencing hours that are being requested for the service of alcohol / refreshment, and for live and recorded music up to 1am, Mon – Sun, for 7 days a week for these new premises.

The new restaurant / bar will be directly on the river frontage on the Fareham side of the river, facing Old Bursledon (Eastleigh authority), which is heavily residential. The plans for the new establishment show a large outdoor terracing area that also faces the river frontage, with the capacity for many diners. Even if the music is being played inside the establishment, doors and windows will be open at various times of the day/evening during the year and the noise will therefore spill out to the outside eating area and further afield.

When the previous establishments were in situ, we have previously had issues with noise nuisance i.e. music playing late at night into the early hours, along with loud voices from the diners eating, drinking, or

smoking outside. This was particularly prevalent when the old Boat House was booked for private parties with DJ's, etc. We did not complain about the noise as it was not a regular occurrence however if music is to be played daily until 1.00am then this is a different matter.

Why is Premier Marinas Ltd requesting longer hours for both music and the supply of alcohol than was originally permitted for the former premises? Surely Premier Marinas should be only granted a licence until 11.00pm on a daily basis and made to apply for special licences for special occasions, i.e. functions, parties, etc., when these are held on an ad hoc basis.

Noise is amplified when projected across water, and particularly at night. Most bars and dining establishments have a premises licence until 11.00pm at night. If permission is given to this new establishment to play music up to 1am, Monday to Sunday inclusive, this will become a 'statutory nuisance' and affect our right and the rights of others to quality of life.

The Noise Act 1996 which works in conjunction with the Environmental Protection Act 1990 and the Noise and Statutory Nuisance Act 1993, defines night hours as 11pm to 7am and the local authority has a mandatory obligation to deal with any noise which is deemed to be a nuisance. However, Bursledon does not lie within the Fareham Borough Council remit and therefore we feel that the residents of Bursledon will be very badly affected by the noise from this premises licence if it is granted by your authority.

Allowing the requested licencing hours until 1.00am for 365 days a year will be detrimental to the residences across the river and in the surrounding area of Swanwick Marina. Granting these extensive hours for the service of food and drink and the playing of recorded and live music, will result in noise deprivation and light pollution for all the households in this area. There are families of all ages living in houses adjacent to the Marina from young children to the very elderly. All households will be affected by the noise and light pollution and this will affect a person's ability to have a good night's sleep. Being continually denied a proper night's sleep will be detrimental to a person's mental and physical health and their general wellbeing. Also, residents across the water will not be able to use their own gardens for their own peace and enjoyment if music is constantly being played all day and evening. Residents will not have the choice to turn off the music or listen to music they would like to.

There should also be full consideration for the local wildlife in the area, as excessive noise causes the birds and the bees to alter their behaviour in many significant ways: it interrupts mating, reduces the number of birds and insects in the vicinity, causes them to stop moving (a "shock" reaction), and prevents birds from hearing fellow birdsong that is important to their day-to-day life. There are several swans and flocks of ducks on the water that use this area and they will be affected by the noise and light pollution. In the wood below our property, we have foxes that would be affected by the noise and may be forced to move elsewhere.


We hope that you will take full consideration into the above points that we have outlined concerning this application, and the fact that this part of Bursledon across from Swanwick Marina is in a Conservation area and also has SSI status.

Yours faithfully,



Carol & Tim Browne

Andrew Meyrick

Parsons Plot, Lands End Road, Bursledon, Hants. SO31 8DN | 

29 January 2024

The Licensing Officer
Fareham Borough Council
Civic Offices
Civic Way
Fareham
PO16 7AZ

Representation to Application for Premises Licence

Applicant: Premier Marinas Ltd

Application Date: 05 January 2024

Subject Property: Swanwick Marina, Bridge Road, Swanwick, Southampton. SO31 1ZL

Dear Sir/Madam,

I am writing to make a formal representation objecting to the above application (the "Application").

My family and I are effectively direct neighbours to the subject property, being situated opposite across the River Hamble. Having lived here for fifteen years, I fully appreciate the area's historic mix between residential and commercial (in particular boat building) uses. Swanwick Marina has an established presence and, as stipulated by relevant planning permissions, has been supported by an ancillary food and beverage ("F&B") facility. The ancillary nature of the facility is, however, now being conveniently forgotten as part of Premier Marina's expansion and the outsourcing of F&B operations to the Ideal Collection, a group that commercially runs hospitality venues in Hampshire and West Sussex, seeking to maximise turnover and profit even if it is at the expense of local residents (and customers judging by the poor reviews online).

[REDACTED]

My principal concerns and reasons for objecting to the Application are as follows:

Increased anti-social behaviour and disorder

The operating hours proposed in the Application – until 1.00 am every day – are wholly inappropriate for the area and a so-called ancillary use; they are also inconsistent with the permitted closing times of relevant comparable premises:

- *The Boat House, Swanwick* (prior to current redevelopment) – 10.00pm Mon-Thurs and Sun; 11.00pm Fri-Sat
- *The Boat House, Chichester Marina* (also operated by the Ideal Collection) – 8.00pm Mon-Thurs and Sun; 11.00pm Fri-Sat (earlier in Winter)
- *The Bugle, Hamble* (traditional public house also operated by the Ideal Collection) – 10.30pm Mon-Thurs; 11.00pm Fri-Sun
- *The Jolly Sailor, Old Bursledon* (traditional public house also located on the River Hamble, almost opposite the subject site) – 10.00pm Mon-Thurs; 11.00pm Fri-Sat; 09.00pm Sun

The River Hamble already suffers from disorder and anti-social behaviour in the Summer. The Harbour Master's team and the Hampshire Marine Police Unit (under 'Operation Wavebreaker') have been attempting to control matters, but any lengthening of the Marina's alcohol sales licence can only exacerbate this problem and potentially lead to an increase in dangerous River use under the influence.

Public nuisance and impact on residential neighbours including children

Amplifying the detrimental impact that extended opening hours would have, the subject property is currently being redeveloped to provide a materially expanded outdoor eating and drinking area, including raised terrace. This will inevitably lead to increased light and noise pollution, harming the character and quiet enjoyment of neighbouring residential areas including the Old Bursledon Conservation Area.

The music license sought (both recorded and live) is especially concerning given the harmful effect – both directly from the music and also indirectly through increased likelihood of drunken/antisocial behaviour – that it would have on my children, as our bedrooms front the River. While the distance between the subject site and my property would appear provide reasonable separation, the fact that noise would be traveling over water means that it is

unobstructed and effectively amplified due to the physics of sound waves. On warm summer evenings, when it is often necessary to have bedroom windows open, it would be totally unacceptable to affect children's sleep due to loud music being played and outside drinking until 01.00am.

I trust that sense will prevail and you will not permit the extended operating hours and music license.

Yours faithfully,



Andrew Meyrick