



Licensing and Gambling Acts Sub-Committee

Date: Monday, 1 December 2025
Time: 11.00 am
Venue: Council Chamber, County Hall, Dorchester, DT1 1XJ

Members (Quorum: 3)

Jane Somper, Sarah Williams and Craig Monks

Chief Executive: Catherine Howe, County Hall, Dorchester, Dorset DT1 1XJ

For more information about this agenda please contact Democratic & Governance Services Meeting Contact 01305 224877 john.miles@dorsetcouncil.gov.uk

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Licensing and Gambling Act Sub-Committee

1 December 2025

Review of the Club Premises Certificate for Corfe Mullen Royal British Legion For Decision

Cabinet Member:

Cllr G Taylor, Health and Housing

Local Councillor(s):

Cllrs S Florek and D Sowry-House

Senior Leadership Team:

S Crowe, Director of Public Health & Prevention

Report author and job title: Aileen Powell

Email: Aileen.Powell@dorsetcouncil.gov.uk

Statutory Authority: Licensing Act 2003

Report status: Public

Executive summary

An application has been made to review the club premises certificate for the Royal British Legion, Corfe Mullen, Dorset. The application has been out to public consultation and representations have been received. A Licensing Sub-Committee must consider the application and representations at a public hearing.

1. Recommendation(s)

The Sub-Committee determines the application in the light of written and oral evidence and resolves to take such steps as it considers appropriate and proportionate for the promotion of the licensing objectives:

- a) The prevention of crime and disorder
- b) The prevention of public nuisance
- c) Public safety
- d) The protection of children from harm

2. Reason for the recommendation(s)

The Sub-Committee must consider all the written representations, the oral representations made at the hearing, and any other information given at the hearing before making a decision.

3 Statutory Authority

3.1 Section 4 of the Licensing Act 2003 sets out the duties of the Licensing Authority, it states that a Council's licensing functions must be carried out with a view to promoting the four licensing objectives of: -

- (a) the prevention of crime and disorder;
- (b) public safety;
- (c) the prevention of public nuisance; and
- (d) the protection of children from harm.

3.2 All applications and decisions must be made with due regard to the [Licensing Act 2003](#) (the Act), the [Revised Guidance issued under Section 182 of the Licensing Act 2003](#) (the Guidance) and the [Dorset Council Statement of Licensing Policy](#) (the DC Policy).

4. Details of the review application

4.1 John and Jane Cordner have applied for a review of the club premises certificate for Corfe Mullen Royal British Legion Club (Corfe Mullen RBL), 80 Blandford Road, Corfe Mullen, Wimborne, BH21 3HQ. The application form is attached at Appendix 1.

4.2 The review was requested under the licensing objectives of the prevention of crime and disorder, public safety and prevention of public nuisance relating to noise and anti-social behaviour.

4.3 The application contains a suggested set of conditions at section 11 of the Notes accompanying the Review Form with some additional remedies at section 12; -

- a) Hours of Regulated Entertainment: The playing of recorded or live music (including amplified music from tenants) shall cease by 23:00 hours each day.
- b) Closing and Dispersal Time: The premises shall close to the public no later than 23:30 hours, and all patrons must vacate the premises and curtilage by that time.
- c) Noise and Bass Control: A noise management plan shall be implemented to ensure that no licensable activities or use of any part of the premises (including by tenants) shall cause a public nuisance to nearby residents.
- d) The premises shall install and maintain a sound limiting device, set to a level agreed in writing with Environmental Health, and all amplified music shall be routed through this device.
- e) Management of External Areas: From 23:00 hours onwards, staff shall actively monitor and discourage loitering or congregation in the area immediately outside the front of the premises. Clear signage shall be displayed at all exits requesting patrons to leave quietly and respect neighbouring properties.
- f) Door Supervision: On Fridays, Saturdays, and during large-scale events, a minimum of two SIA-registered door supervisors shall be on duty from 21:00 hours until closure. A written record of door supervisor attendance shall be kept and made available for inspection on request.

- g) Incident and Barring Policy: The premises shall maintain an incident log, to record any complaints, refusals of entry, ejections, or incidents of disorder or disturbance. Patrons who are involved in serious or repeated incidents of anti-social behaviour shall be refused entry and banned for an appropriate period, to be determined by the club premises certificate holder.

Additional Remedies Sought

- Suspension of the club premises certificate for a period of up to three months to allow the premises to reset operations and install agreed noise mitigation measures.
 - A formal warning from the licensing sub-committee that further breaches will result in consideration of revocation.
- 4.4 An additional measure of removing the DPS was requested, but there is no DPS on a Club Premises Certificate.
- 4.5 The Live Music Act 2012 section 177A(2) would render the proposed conditions c) and d) above ineffective unless a statement were to be added to the condition under section 177(A)(3) stating that section 177A(2) does not apply.
- 4.6 The review application also contained a link to some filmed footage. This footage is not included in the public domain due to potential for collateral data breaches. The footage has been made available to Corfe Mullen RBL and to the Members of the Sub-Committee. The footage is at Appendix 2.

5. The Club Premises Certificate

- 5.1 The Club Premises Certificate (CPC) has been held by the Corfe Mullen RBL since November 2005, when the function for licensing clubs was transferred to local authorities.
- 5.2 A CPC authorises the supply of alcohol, and the provision of regulated entertainment for members of clubs and their guests. If a club wants to open their doors to non-members they must also have a Premises Licence or serve Temporary Event Notices (TENs).
- 5.3 The CPC allows for the following:

Films, Indoor Sporting Events, Live and Recorded Music and Performance of Dance (indoors)

Every Day 06:00 to 02:00

Supply of alcohol (consumption on and off the premises)

Every Day 06:00 to 02:00

A copy of the CPC is at Appendix 3.

6. Temporary Event Notices

- 6.1 Temporary Event Notices (TENs) are a streamlined process intended for short-term events involving fewer than 500 attendees. There are statutory limits on the number of TENs that can be served within a calendar year. A TEN may be submitted to a licensing authority as late as five clear working days before the event.

6.2 TENs are served on an authority rather than being applied for, and a licensing authority only exercises discretion if an Objection Notice is received. Objection Notices can only be served by Dorset Police or Environmental Protection (EP).

6.3 Conditions may be attached to a TEN only where:

- A premises licence or club premises certificate is already in place, and
- An Objection Notice has been submitted by either the Police or EP requesting the imposition of conditions.

6.4 Corfe Mullen RBL have served nine Temporary Event Notices (TENs) for open days during 2025: -

Date of TEN	Times of TEN
22/11/2025	18:00 - 23:59
27/09/2025	18:00 - 23:59
24/08/2025	12:00 – 23:00
17/08/2025	12:00 - 23:59
09/08/2025	18:00 - 23:59
12/07/2025	18:00 - 23:59
14/06/2025	18:00 - 23:59
24/05/2025	18:00 - 23:59
18/04/2025	16:00 – 23:59

6.5 None of the TENs attracted Objection Notices and so none had conditions from the CPC placed upon them.

7. Response to the Review from the Club Committee

7.1 Three responses to the Review Application have been received from the Corfe Mullen RBL Committee. These responses are attached at Appendix 4.

8. Representations to the Review from Responsible Authorities

8.1 Section 13 of the Licensing Act contains the list of Responsible Authorities who must be consulted on each application. Dorset Police, Dorset and Wiltshire Fire Service, Public Health Dorset, the Immigration Authority, Dorset Council Trading Standards, Dorset Council Children's Services, Dorset Council Planning, Dorset Council Licensing, Dorset Council Environmental Protection and Dorset Council Health and Safety have all been consulted.

8.2 Dorset Council Environmental Protection have made a representation outlining their involvement with the Club. Their representation is attached at Appendix 5.

8.3 There were no representations from any of the other Responsible Authorities.

9. Representations from other people

9.1 Corfe Mullen Town Council submitted a representation outlining the details of issues that they have been made aware of. Their representation is attached at Appendix 6.

9.2 3 people have made representations supporting the review. Their representations are attached at Appendix 7.

- 9.3 61 people have sent in representations supporting the Royal British Legion. Their representations are attached at Appendix 8.

10. Relevant information

- 10.1 Section 11.7 of the Guidance states; -

In every case, any application for a review must relate to particular premises in respect of which there is a premises licence or club premises certificate and must be relevant to the promotion of one or more of the licensing objectives. Following the grant or variation of a licence or certificate, a complaint regarding a general issue in the local area relating to the licensing objectives, such as a general (crime and disorder) situation in a town centre, should generally not be regarded as relevant unless it can be positively tied or linked by a causal connection to particular premises, which would allow for a proper review of the licence or certificate. For instance, a geographic cluster of complaints, including along transport routes related to an individual public house and its closing time, could give grounds for a review of an existing licence as well as direct incidents of crime and disorder around a particular public house.

- 10.2 Any complaints relating to the Dance School or the Burger Van are therefore not relevant as these activities are not covered by the CPC, nor were the activities that happened there licensable activities. Section 16.5 of the Guidance states:-

There are a number of exemptions that mean that a licence (or other authorisation) under the 2003 Act is not required. This Guidance cannot give examples of every eventuality or possible entertainment activity that is not licensable. However, the following activities are examples of entertainment which are not licensable:

-
- education – teaching students to perform music or to dance;
-

- 10.3 Any food concession would only be a licensable activity if it operated after 11pm, when it would need to be covered for Late Night Refreshment. Any food van operating in the car park after 11pm would have needed to be covered by a separate licence as the CPC did not specify Late Night Refreshment.

- 10.4 Parking is usually a consideration for the planning authority and the highways authority rather than the licensing authority whose authority is limited to permitting the activities within a licensed premises.

- 10.5 Complaints about noise after an event finish are relevant as they would relate directly to the activities authorised by a CPC, unless the activities were authorised by way of a TEN.

11. Guidance and Policy

- 11.1 Chapter 11 of the [Revised Guidance issued under section 182 of the Licensing Act 2003](#) (the Guidance) relates to reviews of CPCs. Officers have identified the following paragraphs as being particularly relevant.

11.2 Paragraph 11.1 of the Guidance states:-

The proceedings set out in the 2003 Act for reviewing premises licences and club premises certificates represent a key protection for the community where problems associated with the licensing objectives occur after the grant or variation of a premises licence or club premises certificate."

11.3 Paragraph 11.2 states: -

At any stage, following the grant of a premises licence or club premises certificate, a responsible authority, or any other person, may ask the licensing authority to review the licence or certificate because of a matter arising at the premises in connection with any of the four licensing objectives.

11.4 Section 13 of the [Dorset Council Licensing Policy](#) (the DC Policy) contains guidance on how the Licensing Authority will deal with enforcement and reviews. Paragraph 13.1 states: -

The Licensing Act contains measures to ensure that the council, and responsible authorities, are able to deal with premises that wilfully and persistently undermine the licensing objectives. The council and responsible authorities are committed to encouraging a thriving day time and night-time licensed economy but will not tolerate those premises whose activities break the law or infringe upon the quality of life for local residents and businesses.

11.5 Paragraph 13.9 of the DC Policy states: -

The council will seek to establish the cause or causes of the concern and remedial action will be targeted at such causes. Any action will be proportionate to the problems involved.

12. Options

12.1 The Sub-Committee will determine the application in the light of all the written representations and any oral evidence from the hearing. They will take such steps as they consider appropriate and proportionate for the promotion of the licensing objectives of: -

- a. The prevention of crime and disorder
- b. The prevention of public nuisance
- c. Public safety
- d. The protection of children from harm

12.2 The steps that the Sub-Committee may take are:

- To not take any action
- Issue an informal warning
- Modify the conditions of the certificate
- Exclude a qualifying activity from the scope of the certificate,
- Suspend the certificate for a period not exceeding three months
- Withdraw the certificate.

13. Financial Implications

Any decision of the Sub Committee could lead to an appeal by any of the parties involved that could incur costs.

14. Environmental Implications

None.

15. Well-being and Health Implications

None.

16. Other Implications

None.

17. Risk Assessment

HAVING CONSIDERED: the risks associated with this decision; the level of risk has been identified as:

Current Risk: Low

Residual Risk: Low

18. Equalities Impact Assessment

Not applicable

19. Appendices

Appendix 1 – Review application

Appendix 2 – CCTV footage (redacted)

Appendix 3 – Current Licence

Appendix 4 – Response from Club Committee

Appendix 5 – Representation from Responsible Authority

Appendix 6 – Representation from Town Council

Appendix 7 – Representations from other people supporting the review

Appendix 8 - Representations from other people supporting the Club

20. Background Papers

[Licensing Act 2003](#)

[Home Office Guidance issued under Section 182 of the Licensing Act 2003](#)

[Dorset Council Statement of Licensing Policy 2021](#)

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**Application for the review of a premises licence or club premises certificate under the
Licensing Act 2003**

PLEASE READ THE FOLLOWING INSTRUCTIONS FIRST

Before completing this form please read the guidance notes at the end of the form.
If you are completing this form by hand please write legibly in block capitals. In all cases ensure that your answers are inside the boxes and written in black ink. Use additional sheets if necessary.
You may wish to keep a copy of the completed form for your records.

I Mr and Mrs J Cordner

(Insert name of applicant)

apply for the review of a premises licence under section 51 / apply for the review of a club premises certificate under section 87 of the Licensing Act 2003 for the premises described in Part 1 below (delete as applicable)

Part 1 – Premises or club premises details

Postal address of premises or, if none, ordnance survey map reference or description

Corfe Mullen Royal British Legion Limited
80 Blandford Road
Corfe Mullen

Post town Wimborne

Post code (if known) BH21 3HQ

Name of premises licence holder or club holding club premises certificate (if known)

Corfe Mullen Royal British Legion Limited

Number of premises licence or club premises certificate (if known)

Not Known

Part 2 - Applicant details

I am

Please tick ✓ yes

1) an individual, body or business which is not a responsible authority (please read guidance note 1, and complete (A) or (B) below)

☒

2) a responsible authority (please complete (C) below)

☐

3) a member of the club to which this application relates (please complete (A) below)

☐

(A) DETAILS OF INDIVIDUAL APPLICANT (fill in as applicable)

Please tick ✓ yes

Mr

☒

Mrs

☐

Miss

☐

Ms

☐

Other title
(for example, Rev)

Surname

Cordner

First names

John Richard

I am 18 years old or over

Please tick ✓ yes

☒

Current postal address if different from premises address

74 Blandford Road
Corfe Mullen

Post town

Wimborne

Post Code

BH21 3HQ

Daytime contact telephone number

01258 459361 (Applicants' solicitor)

E-mail address (optional)

ben.jones@blanchardsbailey.co.uk (Applicant's solicitor)

(B) DETAILS OF OTHER APPLICANT

Name and address Mrs Jane Anthea Cordner 74 Blandford Road Corfe Mullen Wimborne BH21 3HQ
Telephone number (if any) 01258 459361 (Applicant's Solicitor)
E-mail address (optional) ben.jones@blanchardsbailey.co.uk (Applicant's solicitor)

(C) DETAILS OF RESPONSIBLE AUTHORITY APPLICANT

Name and address
Telephone number (if any)
E-mail address (optional)

This application to review relates to the following licensing objective(s)

- 1) the prevention of crime and disorder
- 2) public safety
- 3) the prevention of public nuisance
- 4) the protection of children from harm

Please tick one or more boxes ✓

☒
☒
☒
☐

Please state the ground(s) for review (please read guidance note 2)

Please see attached application note.

Please provide as much information as possible to support the application (please read guidance note 3)

Please see attached application note together with Applicants' Witness Statements and Exhibits in support.

Please tick ✓ yes

Have you made an application for review relating to the premises before

☐

If yes please state the date of that application

Day	Month	Year

If you have made representations before relating to the premises please state what they were and when you made them

Yes. Representations made to Dorset Council Environmental Health and Licensing teams as follows:

May 2022 – Applicants submitted a complaint to Dorset Council Environmental Health. Log of noise issues completed and returned on 21 June 2022

June 2023 – Applicants approached Dorset Council Environmental Health regarding pattern of noise having changed. Also contacted Dorset Council Licensing Department to enquire as to Respondent's licensing conditions.

Please tick ✓ yes

- I have sent copies of this form and enclosures to the responsible authorities and the premises licence holder or club holding the club premises certificate, as appropriate ☒
- I understand that if I do not comply with the above requirements my application will be rejected ☒

IT IS AN OFFENCE, LIABLE ON CONVICTION TO A FINE UP TO LEVEL 5 ON THE STANDARD SCALE, UNDER SECTION 158 OF THE LICENSING ACT 2003 TO MAKE A FALSE STATEMENT IN OR IN CONNECTION WITH THIS APPLICATION

Part 3 – Signatures (please read guidance note 4)

Signature of applicant or applicant's solicitor or other duly authorised agent (please read guidance note 5). **If signing on behalf of the applicant please state in what capacity.**

Signature 

Date **6 October 25**

Capacity **Applicants' Solicitor**

Contact name (where not previously given) and postal address for correspondence associated with this application (please read guidance note 6)

Blanchards Bailey LLP
Bunbury House
Stour Park

Post town
Blandford Forum

Post Code
DT11 9LQ

Telephone number (if any) 01258 459361

If you would prefer us to correspond with you using an e-mail address your e-mail address (optional) ben.jones@blanchardsbailey.co.uk

The council has a duty to protect the public funds it administers, and to do this may use the information you have provided on this form to prevent and detect fraud. It may also share this information with other bodies responsible for auditing or administering public funds for these purposes. Where appropriate, and as part of its commitment to improving customer service, the council may also share the information provided on this form with other council services. For more information, see <http://www.dorsetforyou.com/fraud> or contact Finance Manager on 01305 252292.

Notes for Guidance

1. A responsible authority includes the local police, fire and rescue authority and other statutory bodies which exercise specific functions in the local area.
2. The ground(s) for review must be based on one of the licensing objectives.
3. Please list any additional information or details for example dates of problems which are included in the grounds for review if available.
4. The application form must be signed.
5. An applicant's agent (for example solicitor) may sign the form on their behalf provided that they have actual authority to do so.
6. This is the address which we shall use to correspond with you about this application.

**Application for Review of a Club Premises Certificate
Under the Licensing Act 2003**

1. Premises Details

Premises Name: Corfe Mullen Royal British Legion

Premises Address: 80 Blandford Rd, Corfe Mullen, Wimborne, Dorset, BH21 3HQ

Premises Licence Number: Licence Number not known

2. Applicant Details

Name: Mr John Richard Cordner

Address: [REDACTED]

Capacity: Local resident

Name: Mrs Jane Anthea Cordner

Address: [REDACTED]

Capacity: Local resident

3. Applicant Contact Details

Name: Blanchards Bailey LLP

Address: Bunbury House, Stour Park, Blandford Forum, DT11 9LQ

Capacity: Applicants' solicitor

Telephone Number: 01258 459361

Email Address: ben.jones@blanchardsbailey.co.uk

4. Overview and Licensing Objectives Undermined

This application is submitted under section 87 of the *Licensing Act 2003* ("the Act") for a review of the club premises certificate held by the RBL Club, located at 80 Blandford Road, Corfe Mullen, Wimborne, Dorset, BH21 3HQ. The grounds for the review are based on the persistent undermining of the licensing objectives pursuant to the Act, specifically the prevention of public nuisance and the prevention of crime and disorder. This application is supported by reference to both the *Licensing Act 2003 Councillor's Handbook* published by the Local Government Association (LGA) ("the Handbook") and the *Revised Guidance issued under section 182 of the Licensing Act 2003 (February 2025)* ("the Guidance").

In accordance with section 87 of the Act, this application will be advertised by the Licensing Authority for a period of 28 days, during which time other interested parties and responsible authorities may submit representations.

5. Reasons and Grounds for Review

This application is submitted due to a persistent and escalating pattern of noise nuisance and disorder connected with the RBL Club and its tenant (a dance school), which directly undermines the licensing objectives of the Act.

This review application is submitted due to:

- Persistent noise nuisance caused by music events, sound checks, and post-event dispersal associated with the premises.
- Regular disturbance to the peace and wellbeing of local residents, including those living in immediately adjacent residential properties.
- Failures by the Designated Premises Supervisor (DPS) to ensure licensable activities are carried out lawfully and with due regard to the licensing objectives.

These issues have occurred over a prolonged period despite informal engagement and requests for improvement prior to the issuing of this application. The issues represent an ongoing breach of the prevention of public nuisance and crime and disorder licensing objectives as defined under the Act.

Since April 2022, the premises has regularly caused significant disruption through amplified music (especially bass-heavy noise) during weekday afternoons, evenings, and Saturday mornings. These activities constitute regulated entertainment under section 16.2 – 16.3 of the Guidance and do not fall within any exemption under sections 16.5-16.6. They therefore require appropriate authorisation and regulation. Efforts to resolve the matter informally on the part of the Applicants have been extensive. These include: direct engagement with the premises and dance school operators, discussions with Environmental Health, local councillors, and a formal mediation process. However, such efforts have failed to secure lasting improvement. Any short-term changes have lapsed, and the issues remain unresolved.

The issues include late-night noise after permitted hours, obstruction of private driveways by patrons, aggressive conduct by staff and guests, disruption of home-based business activity, and an alleged physical assault by an individual claiming to be security staff. Two attempted house sales by the Applicants have fallen through due to these disturbances. Despite temporary improvements following mediation, the problems have persisted.

Specific problems include:

- Late-night music continuing after permitted hours;
- Obstruction of residents' driveways by club patrons;
- Aggressive conduct by individuals associated with the premises, including an alleged assault in November 2024 by an individual identifying as door staff;
- Disruption to home-based business operations (including professional client meetings);
- Two failed residential property sales directly attributed to disturbances from the premises.

These incidents are clearly relevant to the licensing objectives (see Guidance 1.3) and have created serious nuisance and alarm for neighbouring residents. Other enforcement routes - including Environmental Health investigations - have not proved effective (see Guidance 3.33). Accordingly, this application seeks a review of the club premises certificate and the imposition of conditions proportionate to the issues involved and to the objectives of the Act generally.

This review is submitted as a last resort, with the goal of ensuring that the premises is managed in a way that respects the licensing objectives and the rights of neighbouring residents.

6. Supporting Guidance from the LGA Handbook and the Guidance (February 2025)

In addition to the Act, this application is submitted with reference to both the *Licensing Act 2003 Councillor's Handbook* (LGA, 2019) and the statutory guidance issued under section 182 of the Licensing Act 2003 (February 2025).

- The LGA Handbook confirms that licence reviews are a vital safeguard for communities, stating that *"someone experiencing 'noise' well outside the vicinity can still make a representation, as long as it is about the effect of granting the licence on the promotion of one of the licensing objectives"* (p. 27).
- The Guidance (para 8.13) similarly supports the right of any person to make a representation or call for a review, regardless of proximity.
- The Handbook (p. 46) and the Guidance (para 11.1) affirm that reviews are intended to protect the community and may include measures such as the imposition of new conditions, suspension, or revocation of the licence.

7. Public Nuisance and Noise-Related Issues

Noise from the RBL Club includes music events running into the night, outdoor soundchecks, and patrons gathering in external areas, causing significant disturbance to neighbours. Residents report disrupted sleep, repeated complaints, and an inability to enjoy their homes peacefully.

These impacts fall squarely within the scope of the public nuisance objective. The Guidance (paras 2.21-2.27) defines public nuisance to include noise and anti-social behaviour affecting persons living in the vicinity.

Furthermore, as stated in the Handbook (p. 32): *“Conditions must therefore be clear, precise and proportionate in order for them to be enforceable”*.

The Applicants request the licensing sub-committee to consider imposing tailored, proportionate, and enforceable conditions, including:

- Restriction of outdoor sound checks to designated hours.
- Requirement that all external doors and windows be closed (except for access/egress) during events after 9.00pm.
- Requirement to install and use a noise limiter set and sealed by the Environmental Health Officer.
- Limiting the hours for live or recorded music to no later than 10.00pm.

These conditions are supported by:

- The Handbook (p. 33): *“The Designated Premises Supervisor shall ensure that (apart from access and egress) all external windows and doors are kept closed when live music is played between 10.00 pm and the closing time of the premises on any day.”*
- The Guidance (para 1.16): Conditions must be appropriate, proportionate, and enforceable.

8. Failures of Management and the Role of the DPS

The Designated Premises Supervisor (DPS) bears personal responsibility for ensuring the premises is operated in accordance with the law.

- The Handbook (p. 30) states: *“They [the DPS] also have responsibility to make sure licensable activities are carried out lawfully in the premises...”*
- The Guidance (paras 11.19 and 11.21) confirms that removal of the DPS is an appropriate step where there has been a failure in supervision.

There is significant evidence that the DPS has not ensured compliance. Multiple incidents of noise nuisance, disturbance to the neighbourhood, and lack of cooperation with environmental health officers show a failure of management.

Accordingly, the Applicants ask the licensing sub-committee to consider the **removal of the DPS** from the licence.

9. Attempts at Mediation and Failure to Remedy

The Handbook and Guidance both encourage mediation and engagement before a hearing. The applicants have made repeated attempts to raise concerns with the licence holder informally. These efforts have not led to a meaningful or lasting improvement.

The Guidance (paras 9.34) encourages mediation before hearings. The Applicants have engaged in mediation and indeed proposed the same.

10. Supporting Documentation:

- Witness statements relating to noise and disorder incidents evidencing:
 - Noise complaint logs and diary entries (2022-2025)
 - Environmental Health communications
 - Correspondence with Licensing Department
 - Letters sent to RBL Club and responses
 - Recordings or videos showing patron behaviour and noise levels
 - Incident relating to November 2024 assault

11. Preferred Outcome and Conditions Proposed

The Handbook (p. 32) states: *“If there have been representations then licensing authorities have the opportunity to impose or amend/modify conditions on the licence. Like any decision during a licensing hearing, the steps taken to impose conditions must be appropriate to promote the licensing objectives.”* As such, a hearing is now required.

The following conditions are proposed in order to promote the licensing objectives: Proposed Licence Modifications (pursuant to s.88 of the Licensing Act 2003):

1. Hours of Regulated Entertainment: The playing of recorded or live music (including amplified music from tenants) shall cease by 23:00 hours each day.
2. Closing and Dispersal Time: The premises shall close to the public no later than 23:30 hours, and all patrons must vacate the premises and curtilage by that time.
3. Noise and Bass Control: A noise management plan shall be implemented to ensure that no licensable activities or use of any part of the premises (including by tenants) shall cause a public nuisance to nearby residents. The premises shall install and maintain a sound limiting device, set to a level agreed in writing with Environmental Health, and all amplified music shall be routed through this device.
4. Management of External Areas: From 23:00 hours onwards, staff shall actively monitor and discourage loitering or congregation in the area immediately outside the front of the premises. Clear signage shall be displayed at all exits requesting patrons to leave quietly and respect neighbouring properties.
5. Door Supervision: On Fridays, Saturdays, and during large-scale events, a minimum of two SIA-registered door supervisors shall be on duty from 21:00 hours until closure. A written record of door supervisor attendance shall be kept and made available for inspection on request.
6. Incident and Barring Policy: The premises shall maintain an incident log, to record any complaints, refusals of entry, ejections, or incidents of disorder or disturbance. Patrons who are involved in serious or repeated incidents of anti-social behaviour shall be refused entry and banned for an appropriate period, to be determined by the club premises certificate holder.

12. Additional Remedies Sought

In accordance with the options available under the Licensing Act 2003, the Revised Guidance (February 2025), and the LGA Handbook (p. 46), the Applicants respectfully request the licensing sub-committee to also consider the following additional remedies:

- Imposition of enforceable noise mitigation conditions (as detailed above).
- Suspension of the club premises certificate for a period of up to three months to allow the premises to reset operations and install agreed noise mitigation measures (Guidance, para 11.19).
- Removal of the current Designated Premises Supervisor (Guidance, para 11.19).
- A formal warning from the licensing sub-committee that further breaches will result in consideration of revocation.

13. Conclusion

This review is submitted in the public interest, on behalf of those who live near to and are repeatedly disturbed by the operation of the RBL Club. It is made in full compliance with the provisions of the Licensing Act 2003, the statutory guidance issued under s.182 (February 2025), and the supporting framework set out in the LGA Handbook.

Despite Environmental Health involvement, disturbances persist. Alternative enforcement powers have not resolved the issue, demonstrating that targeted licensing conditions are required to promote the objectives.

Repeated noise nuisance has disrupted professional activity within the applicant's home, materially affecting business operations. Additionally, two attempted property sales have collapsed due to disturbances, demonstrating substantial public nuisance in line with the Guidance at paragraphs 2.21 and 11.20.

The issues outlined above demonstrate a repeated and ongoing failure to promote the licensing objectives on the part of the Respondent. Proportionate and enforceable remedial steps are requested to protect local residents and uphold the integrity of the licensing regime.

Signed: *Ben L Jones*

For and on behalf of Blanchards Bailey LLP (Solicitors for the Applicant)

Date: 26 September 2025

John Richard Cordner
On behalf of the Applicant
Witness Statement No 1
26 September 2025

IN THE MATTER OF

CLAIM NO

JOHN RICHARD CORDNER (1)

JANE ANTHEA CORDNER (2)

Applicant

and

CORFE MULLEN ROYAL BRITISH LEGION CLUB LIMITED

Respondent

WITNESS STATEMENT OF JOHN RICHARD CORDNER

I, John Richard Cordner, of [REDACTED] will say as follows;

1. I make this witness statement from the facts and matters within my own knowledge and belief. Where I have referred to facts and matters outside my own knowledge, I identify the source of those facts and matters and I confirm that such facts and matters are true to the best of my knowledge and belief. I confirm that those matters that are within my own knowledge are true to the best of my knowledge and belief.
1. Documents referred to in this witness statement are exhibited as "JRC [exhibit number]". Unless otherwise stated the exhibit numbers and page numbers referred to within this witness statement refer to the exhibits and page numbers of exhibits referred to.

Background

2. We moved into [REDACTED] on 14 February 2020. At that time, there was no dance school next door to us and the RBL Club was doing business as normal. We didn't have any particular issues with noise or parking.
3. On 23 March 2020, Prime Minister Boris Johnson announced the first lockdown. These lockdown measures legally came into force on 26 March 2020. I believe it was about July 2021 that we finally came out of the various lockdowns imposed. The dance school that I refer to below was still located at St Nicholas Church in Corfe Mullen at that point. Throughout the rest of 2021 we had no particular problems with noise from the RBL Club.
4. From about September 2020 until August 2021, a dance school operated from St Nicholas and St Hubert's Church Hall along the road from us.

5. From April/May 2022, the dance school started trading from within the grounds of the RBL Club next door. We started to notice loud music from the dance school. The music would start in the afternoons and would carry on non-stop until about 8pm or 8:30pm every weekday. The same music also occurred on Saturday mornings from about 9:30am until midday.
6. Things somewhat came to a head in early May 2022 when, after several weeks of being subjected to this noise, we had anticipated some respite as it was a bank holiday. Unfortunately, the loud booming music started up again. Somewhat frustrated by this, we eventually decided to go and speak to the owner of the dance school. I went into the reception area of the dance school, but not the dance hall itself. After a few moments [REDACTED] the owner, appeared and I mentioned the level of noise and that we had been subjected to this now for a number of weeks. She immediately got very defensive, saying things such as, "I have a right to run my business" and, "I've looked into this and my speaker doesn't go above X decibels, so I'm not breaking any laws". I retorted that we had a right to enjoy our property without this disturbance, but unfortunately, she was not receptive to any of this. Sensing this was a lost cause I left saying I would take it up with the council. Jane stayed back to try and reason with [REDACTED], but eventually also came away realising that [REDACTED] was not receptive to any of our concerns.
7. On 2 May 2022, I submitted a request (or rather a complaint) to Dorset Council Environmental Health. The text of that request is exhibited at JRC1 but was:

"I own the house next door to this business.

For a number of months my family have lived next door to constant noise from this business in the afternoons and evenings and Saturday mornings. They list their opening times as Monday to Friday 9am to 8pm and Saturday 9am to 5pm.

Today, 2nd May, being a bank holiday Monday I was subjected to music from the afternoon until gone 8pm. The music was so loud that even with all the windows and doors shut in my home I could hear thudding music through the walls of my house.

This is not an isolated incident. Most Saturdays I am woken up by thudding music coming from these premises and many evenings during the week I am subjected to the same noise. This evening I went to the business premises with my wife to point out the problems the constant noise is causing and spoke to the business owner, [REDACTED]

Prior to going to the business premises, I called in at neighbours, as they had previously mentioned the nuisance noise to us in passing some months earlier. The woman, said at the time she was thinking of putting a note through their door to point out the problems. We went to see if they had done that, but ended up being greeted by the husband. He explained that he'd tried phoning the mobile number listed on the business website and left voice messages but not had a response.

When I put this to [REDACTED] she claimed she not had any messages about the noise. She got very defensive, accused me of being aggressive and said I was wrong as her speaker can't go over a certain dB level.

Really, I don't care what dB level her speaker can or can't go over, if I can hear the music from her dance academy in my home with all the windows and doors shut it's clearly too loud. Having that level of music blaring out throughout the day on a bank holiday is also unacceptable and the fact that [REDACTED] doesn't accept that is equally unacceptable.

As the conversation with [REDACTED] was deteriorating and she wasn't taking on board the problems her business is creating I said I would take the matter up with the Council and left. Would you please confirm what action can be taken."

Having not received a response to that, I then put in a further request on 19 May 2022 (this is exhibited at JRC2). That request stated:

"We continue to be blighted by thumping music coming across the gardens late into the evening. This is unacceptable and no one appears to be doing anything about it. Please contact me as soon as possible and advise what can be done about this awful business that has opened up next door to us."

8. As a result of the second request, I received a phone call from Vanessa Gibbard (Environmental Health Officer at Dorset County Council) on 20 May 2022. Ms Gibbard said there was no statutory noise level and if we put in a noise complaint she would investigate. She sent us a form to fill out (which is exhibited at **Pages 4 – 7 of JRC3** along with supporting correspondence at **Pages 2 and 3 of JRC3**), part of which involved keeping a log of the noise issues for a whole month. We completed that form and returned it to Vanessa on 21 June 2022.
9. As of June 2022, the noise continued unabated for several more days. Eventually Jane and I went to the RBL Club. We spoke to the bar manager, a person we now know to be [REDACTED]. We mentioned the noise from the dance school and asked if they were the tenant of the RBL Club. [REDACTED] initially responded by saying we'd need to speak to [REDACTED]. We pointed out we'd tried that approach to which he responded that [REDACTED] had said someone had threatened her; he was clearly referring to our previous encounter. That was news to me as I had not for a second threatened [REDACTED] other than to say I would put in a noise complaint. I feel [REDACTED] had exaggerated the facts. This was again witnessed by us in a later letter dated 24 August 2023 from the RBL Club – I refer to this further below (a copy of the letter is exhibited at **JRC4**). If anything, it was in fact [REDACTED] who made veiled threats towards me - not directly, but to Jane. I understand she said, "I don't know what my partner or father would think, being spoken to like that". The obvious implication there being that I could expect some angry bloke to turn up on my doorstep and "take my head off". It was a threat I took seriously. We then informed [REDACTED] that we had made a noise complaint to Dorset Council and gave him a copy of that complaint (which is exhibited at **Pages 5 and 6 of JRC5** along with the email submitting the complaint at **Page 2 of JRC5**). [REDACTED] said it would have to go to the committee. A couple of days later we noticed a drastic drop in noise levels coming from the dance school. We could still hear the music, but only just. It was finally at what we considered an acceptable level. We also noticed that the dance school had their windows and doors shut and there appeared to be what looked like air-conditioning pipes stuck out the windows. A couple of days later I finally received an email from Vanessa (which is exhibited at **Page 2 of JRC6**) to say that she had now visited the property and determined the noise levels "would not be considered a statutory nuisance". We weren't surprised by that as we had effectively tipped the RBL Club off about Vanessa's visit, something we now regret doing. Nevertheless, for the rest of the summer of 2022, noise levels were acceptable.
10. During April/May of 2023, we started to notice noise levels from the dance school increase again. In addition, there was an increase in noise from the RBL Club late at night. This would often be well gone 11pm and sometimes as late as midnight and 1am in the morning. We also noticed an increase in traffic in that stretch of the road.
11. We realised that a significant portion of the RBL Club's car park was taken up with removal vans. I thought they were either renting out those spaces to someone with a removal business or had rented out a room at the club to someone with such a business. In addition, they had invited another business – a mobile burger van – to set up business from their car park. While the burger van doesn't take up any designated parking spaces, it does draw in extra visitors to the RBL Club and its car park. When they can't park in the car park, they invariably park outside our property often creating a hazard and on one occasion completely blocking our driveway entrance. I would stress, we didn't have a problem with the burger van or its business, but felt the RBL Club could put notices up asking customers to park in a considerate manner. Instead, they simply dismissed those concerns as not their problem. We did have some minor littering issues from the burger van business, but we mentioned this to the owner who, by contrast, was apologetic and has since placed rubbish bins in the location of his van.
12. This all got to the point where we really had had enough of the noise and increased activities and the problems it was causing. We wrote a letter addressed "To the Chairman" at the RBL Club where we outlined our concerns. That letter was dated 23 April 2023 and is exhibited at **JRC7**. We received no response to that letter.

13. Finally, one evening, with the music booming out from the dance school again, Jane and I went back to the RBL Club and asked to speak to the chairman. Jane went ahead of me. Within earshot of Jane, the bar manager, Steve, turned to the chairman and said, "these are the bloody, miserable, whining, complainers from next door". That really set the scene. We all stood outside as the dance school boomed away. The chairman couldn't really deny it was happening as we were all stood there listening to it. He simply said, "I suppose I can speak to her" but made no promises. His stance was that it wasn't anything to do with the RBL Club. He also said there was nothing he could do about how his customers parked in the road outside our and neighbouring properties. With regards to the noise late at night he said, "I suppose we could put signs up", but as far as I'm aware he didn't do so – at least he didn't rush to do that. This was less than reassuring.
14. In June 2023 I approached Dorset Council again. I got in touch with Vanessa again and mentioned the noise from the dance school. I also told Vanessa that the pattern of noise had changed, that instead of being constant throughout the whole of the afternoon/evening, [REDACTED] was keeping levels reasonably quiet for the most part, but would turn her music up at intervals, likely the start and end of a dance session for several minutes at a time. I also told Vanessa that I had now started to retaliate as the RBL Club and the dance school had, on the whole, been unreceptive to our approaches.
15. I had moved an old hi-fi system into our garden cabin and whenever the noise from the dance school got too much, I would play my own loud music over the top of it. My intention was to get someone from the RBL Club to come and knock on my door and complain – at least that way we could start a frank conversation about noise. I expected Vanessa to give me a cease-and-desist order on that, but she didn't even mention it. Instead, what she said was that because the music from the dance school was no longer sustained, but only occurred sporadically, it did not constitute a statutory nuisance. She did say she very much sympathised with our plight and asked if we had tried mediation, which in her experience usually had a good outcome. She then offered to send details of a couple of mediators they had used in the past.
16. We contacted the national Royal British Legion Charity (charity number 219279). They simply said the Clubs are completely separate to them as they have their own separate legal identity. Whilst that was true, I didn't accept they could bring no influence to bear on the matter. Their Relationship Manager, [REDACTED] said he would contact the Club with our concerns.
17. The RBL Club responded to [REDACTED] on 20 July 2023 and copied Jane and I into that response. In that letter (which is exhibited at JRC8), they again dismiss our concerns and as far as the rudeness of the bar manager is concerned, they say it was a "off the cuff remark... and we apologise to Mr Cordner for those comments". We do not accept that "apology", it was clearly insincere. The comment was made in Jane's presence and she deserves that apology in person from the person who made it. Copying us into a response to someone else was disingenuous.
18. We then wrote a letter to the RBL Club, dated 6 August 2023 (which is exhibited at JRC9), asking for mediation. The following extracts of that letter are worth noting:
 - 18.1 *Firstly, we must point out that we moved in just before the pandemic and were aware of the noise levels and expected these on a Friday and Saturday night, although we do have to say that even at that point, we didn't expect to be kept awake until 1am with loud shouting and shrieking outside our window. We have also spoken with several of our neighbours who have lived in Blandford Road longer and have discovered that they are becoming increasingly frustrated with the levels of noise late at night. We appreciate that you have put up signs but these do not seem to be working after you have closed. We have no problems with people enjoying themselves throughout the evening but when we are listening to drunken shouting until 12.30/1am it is very upsetting and disruptive especially after a long week at work. We have tried calling to ask someone to speak with those hanging around outside and have received mixed reception rather than understanding and help which has also been very frustrating.*

- 18.2 *As a final point we would like to stress that we wish to support the community and the club working within it but we also want to be able to enjoy our property when we have time off from our busy jobs and to also be able to run our businesses in a professional manner. As stated earlier, we have taken legal advice and can go down that route. We have also been advised that we can ask for a license review. However, we would rather not pursue these adversarial routes and incur financial costs and waste precious time for us all if we can avoid it. We would, therefore like to propose that we have a mediated meeting where we can agree sensible ways forward that go some way towards meeting all our objectives and allow us to live alongside each other without animosity. We have approached our local councillor who is happy to help. We have also been sent contact details of official mediators from the licensing authority and we would be happy to pay for such services. Could we please ask that you consider this and let us know your response by the end of this week – Friday 11th August. Obviously if you do need a meeting to discuss our proposal a holding response with a proposed alternative date would be fine.*
19. The response we received (which is exhibited above at **JRC4**) was quite inflammatory. As well as dismissing all our concerns and simply saying we had been unprepared for the level of noise post-lockdown, they also said that after my brief encounter with [REDACTED] that she now considered me a safeguarding risk. They refused to engage in mediation and showed no inclination to listen to us and help. They also said I had called their bar staff and had been aggressive towards them. That's very one-sided. What actually happened was I called across one-night about midnight when yet again we were being disturbed by their customers spilling out of the legion and asked [REDACTED] the bar manager, to keep his customers quiet. His response was, "we've got signs up", almost as if to say they'd done their bit so there was no longer a problem. I said, "well clearly they're not working", to which [REDACTED] said, "I can't help you with an attitude like that" and hung up on me. I wasn't having that, it was a completely unacceptable response, so I phoned [REDACTED] back and had a go at him... now apparently, I'm "aggressive" to their bar staff!
20. I believe, the reason the RBL Club finally put signs up was because not only did I contact Environmental Health, but I also contacted the Licensing Department to enquire what their licensing conditions were. In an email from Kathryn Miller, who is a Senior Licensing Officer, of 13 June 2023 (which is exhibited at **JRC10**) she stated she would "...e-mail the club and remind them to ask their patrons to leave quietly and ensure that they have notices requesting this, as per the condition on their club certificate." If it wasn't for that, I don't believe the RBL Club would have any signs up at all. It is also interesting to note that the signs were not originally in place which I believe is in breach of the conditions of the relevant license.
21. The behaviour of the RBL Club and its tenants were also impacting my business as follows:
22. On Thursday 6 July, I had a meeting arranged with a new client at 4:30pm. I had a husband and wife sat in my kitchen dining area. Almost as soon as we had started, music from the dance school started booming across the rear garden. As a result, I was forced to shut all windows and doors and felt compelled to apologise to the clients. It was quite a warm day, so having to shut windows and doors was far from ideal.
23. A few weeks later, on 1 August, I again had a meeting with another new client. Again, the same thing happened. That meeting started at 2pm, but there was quite a bit to discuss, so the meeting ran on. Towards the end of the meeting, we were interrupted by booming music from the dance school and again I felt compelled to apologise to the client and close windows and doors.
24. I am often interrupted by the music from the dance school next door when trying to work. My office is situated in a spare room at the front of the house, yet I can often hear the music from the dance school to the rear of the house, necessitating me to have to go and close windows to try and block out the noise.
25. In February 2024, and after the refusal of Corfe Mullen Royal British Legion Limited to engage in mediation we were left with the only remaining options of pursuing legal action and/or requesting a review of the license. We were reticent about having the license reviewed in our own names in case of retaliatory action from Corfe Mullen Royal British Legion Limited and its customers (which based

Appendix 1 - Application for Review

on recent events in November 2024 appears to have been well founded). As such, we contacted the Town Council by email (our correspondence is exhibited at **JRC11**). The mayor was helpful and met with us to discuss the situation. The mayor offered to speak with Corfe Mullen Royal British Legion Limited and to try and broker a mediation. We were happy to agree to this as we have always sought a sensible and amicable approach if possible. I refer to this further below.

26. We had had repeated issues with late night noise from the RBL Club. After attempts to engage them in talks had been rebuffed, we started recording some of the occasions when our bedtimes were disturbed by the patrons of the RBL Club. We started to make recordings last year as previously we had attempted to phone across to complain about the noise, only to be bluntly put down by the bar manager, who clearly didn't want to know.

27. On the subject of recordings, I attach below a short list of some of the recordings that best demonstrate the issues we have experienced. The recordings themselves are submitted with this application. I only provide a few recordings at this stage as I have been advised by the local licensing authority not to provide too many on the basis that more can be requested if further evidence is required. We do hold many, many more recordings than those listed below so if further examples are required, I am ready and able to provide them. To assist, I exhibit a schedule of all recordings we hold at **JRC12**.

Filename	Date	Description
2023-08-2600_09	26 Aug 2023	It's late at night 12:42am and a woman can be heard screaming to her friend "Have your fag, your daughter will be all right". While all this is going on the bar manager walks out, walks past all the people making a noise, doesn't interact with them at all and eventually goes back inside not having said a word to those causing a disturbance.
2024-11-09 23_59 J	09 Nov 2024	I'm treating all these files from 10 th Nov 2024 as one as it was the night of the assault.
2024-11-10 00_00	10 Nov 2024	As above
2024-11-10 00_04	10 Nov 2024	As above
2024-11-10 00_49	10 Nov 2024	As above
2025-02-22 00_32	22 Feb 2025	Lots of people leaving at half past midnight. Again, evidence of the bar manager taking no steps to keep people quiet.
2025-04-05 23_53	05 Apr 2025	It's nearly midnight and a group of youngsters can be seen and heard outside the legion. Others are heard going in making lots of noise, in particular laughing loudly. Car doors are slammed. I would say this is a typical weekend.

2025-04-05 23_55	05 Apr 2025	As above, but with considerably more noise. Still quite typical.
2025-04-06 00_10	06 Apr 2025	Lots of people making lots of noise, shouting and talking loudly as they leave at 10 past midnight. As people leave, others are shouting out "bye", while others are stood around shouting and screaming.
2025-08-23 00_33	23 Aug 2025	Finally, bang up to date. Motorcycle engine idling away, plus some very loud youngsters who were hanging around in the car park at the end of the evening.

28. The above are various recordings we have made over a significant period of time that illustrates the type of late night noise we have to put up with. Obviously, these are only some of the occasions when there has been significant noise as sometimes we were to demoralised to stand at our bedroom window recording yet another late night disturbance or we were away and so on.
29. The instances we have recorded and marked in **JRC12** with a * are some of the better (more extreme) examples of the late night disturbances we have experienced. They are not uncommon. Be aware that the recordings have been made on an iPhone and as such the noise recorded is not the best quality. Clearly iPhones are not designed to accurately record noise from several metres away - you can hear at times the sound cuts out inexplicably. Also, iPhone microphones are not directional and so the sound level (in terms of decibels) really isn't captured with the iPhone microphone, so listeners may well have to turn the sound level up significantly to appreciate what we are subjected to. Remember, sound carries at night and we can hear everything *very* clearly in our bedroom.
30. Armed with these recordings we approached various parties in the hope one or more would take an interest and be able to help. By a somewhat circuitous route from contact with the Town Council (see **JRC11** above), we were put in touch with the town mayor via email (**JRC13**), who took an interest and came to our property to see what the situation was, listened to our version of events and listened to the recordings we had taken. We also told him about the issue we had with the music from the dance school that the RBL Club had rented out a building to, which virtually backed onto our garden. He agreed we shouldn't have to be putting up with such disturbance at that time of night. Some of these recordings had been made gone midnight, one was at quarter to one in the morning (referred to in the table above – file name "2023-08-2600_09" dated 26 August 2023). He also said the beat of the music from the dance school was something we shouldn't have to be subjected to.
31. The mayor spoke to the RBL Club on a number of occasions and arranged a 'mediation' meeting in March this year at the town council offices. I can't say it was handled well as we were all in the same room. The father of the owner of the dance school took it upon himself to be belligerent and wouldn't allow me to speak. He was asked to be quiet and allow me to have my say by both myself and the mayor, but he kept interjecting. Eventually, I got up and said there was no point in being at the meeting as I was not being allowed to have my say. I started to pack my bag and put my coat on and leave. While I was doing that, the owner of the dance school and her father started calling me names, such as childish and pathetic. I did not react, but as I was walking out the door, the father turned to me and threatened me with physical violence. At that point I immediately turned on him and said we should step outside to resolve our differences if that was what he really wanted. He agreed, but remained seated. Angered by his behaviour and the threats made towards me, I confronted him once the meeting had finished. It was quite a heated confrontation and nearly came to blows.
32. Jane, however, remained at the meeting. Afterwards she said agreement had been reached. The dance school would try using different speakers where they were able to turn the bass down. Apparently, their existing speakers only had two settings, medium and high.

33. Additionally, the bar manager agreed that if ever Jane (not me) phoned across late at night, he would quieten down the customers and steps would be taken to keep the noise down late at night. Clearly the RBL Club and the dance school had more of an issue with me than Jane, probably because I had made more complaints about the noise during the day from the dance school or previously late at night about the noise from their customers.
34. After the meeting, things seemed to calm down quite considerably. After a couple of days, the bass from the dance school went down and the noise was reduced to an acceptable level. Additionally, the late-night noise was much reduced although not completely gone. Over the summer months, we probably had cause to phone across maybe twice. There were other times when there was late night noise, but we would typically give it ten or fifteen minutes to settle down and if it didn't then Jane would phone across. That was up to September.
35. Since the beginning of September 2024, the late-night noise has been steadily increasing again. Jane had felt compelled to phone across a number of times since September. It was almost as if having been reasonable for a few months over the summer, the RBL Club had got complacent and started to let things slide.
36. On the night of the 9 November 2024, being the Remembrance weekend Jane and I had been watching the Remembrance celebrations on TV. We retired to bed shortly after 11:30pm and once settled in bed, we could hear noise from the Royal British Legion Club's car park that is adjacent to our house. The noise from the RBL Club's customers was very clearly audible in our bedroom, despite having all windows closed. We could clearly hear loud laughing and talking, which we experience on many Friday and Saturday nights. We opened our bedroom window to record the noise on our phones, in keeping with the advice we had received from Dorset Council. These recordings are listed in the table above dated 09 and 10 November 2024. We left matters until midnight but by then felt it reasonable that the noise should stop. It is significant to note that the published closing time for the RBL Club is 11pm on a Saturday. Jane phoned across and spoke to the bar manager about the noise. That is, in line with the arrangement agreed at the mediated meeting in March 2024. Jane said he sounded a bit put out and seemed to be slurring a bit. He may have been annoyed perhaps because Jane had been ringing more frequently than earlier in the year. However, it should be noted that we hadn't called *every time* we had been disturbed by noise but only the times when the noise had been loudest or had shown no signs of lessening. Anyway, the bar manager appeared at the door and said in a loud voice to the patrons outside, "I've told you before to keep the noise down" and "they are complaining about the noise" as he pointed us out, and then promptly disappeared back inside. He didn't stay to make sure customers quietened down or dispersed, he just disappeared back inside. The customers, realising we had complained, then raised their voices, started waving up at our bedroom window and jeering. We continued to record this and realising they were probably being recorded started calling out "pervert" a number of times.
37. At that point, I shouted back, "you've been told to keep the noise down, so do so" (or words to that effect). "Pervert, pervert", was shouted back. I then shouted out "come here and say that to my face". "You come here", they shouted back.
38. At that point, I was quite angered, so grabbed my dressing gown and slippers and started to march over the RBL Club to have a word with the bar manager, as I saw it as his job to be controlling the customers and he clearly wasn't. I entered the RBL Club's car park, dressed in my slippers, pyjamas and dressing gown and started to head past the customers (who were stood up against the wall) and towards the entrance of the RBL Club. When I got about twenty yards away, a big stocky person called out, "I want a word with you" (or words to that effect), and then charged at me. In that moment, I thought I was going to be attacked and beaten, so turned away from him. He grabbed me from behind and wrestled me around. I shouted for him to let me go. He refused. I said this was assault and he just said, "no it's not". I continued to protest and said this was assault and that I wanted to speak to the bar manager. Around this point, some of the patrons started to call me names and make derogatory remarks, and I swore back at them. The person holding me suggested I should be breathalysed – why, I don't know. Neither Jane nor I had had any alcoholic drink at all that day.

39. Eventually, I shouted out to Jane, "Are you getting this?", I heard her call back "yes" and I then shouted out for the police to be called. It was around this time that the person restraining me claimed to be security, which I doubted at the time and still doubt to be the case. If he really was security, why was he not keeping the Club's customers quiet, why did he not immediately identify himself as security and block my path rather than charge at me?
40. I was not sure if it was because he knew he was being recorded but, after about 3 minutes, he released me. I returned to the house and dialled 999 and asked for the police.
41. The Police arrived within about 15 minutes and discussed what had happened with us. The Police then attended the RBL Club having informed us that they would be conveying a strict warning about the noise and the assault. We did not hear anything else after that aside from the Manager setting the alarm at 3am (we were still awake at that hour owing to calming down after the events earlier that morning).
42. For two weeks after the above incident, no noise disturbances were experienced after 11pm. However, from 30 November onwards this changed and we were again disturbed by noise emanating from the RBL Club after midnight.

Issues since October 2024

43. Further, we have become aware of some rather disturbing activities on the premises of the RBL Club. These involve under-age drinking, fighting, drug dealing and other anti-social behaviour. We have experienced some of these directly and others we have been made aware of from credible sources and will be seeking their assistance with statements once the licence review application has been submitted. In the meantime, I have noted some of the issues that have occurred:
44. Late night noise Friday and Saturday nights after 11am and until 12:45am on multiple occasions. I have recorded specific dates and times in the table below.

22 Mar 2025	23:55pm	Lots of noise as people are leaving. Talking, shouting and laughing. Bar manager appears and does nothing to quieten people down; after a few moments he disappears back inside.
5 Apr 2025	23:40pm to 23:55pm	People stood outside the entrance to the Club smoking and talking loudly. Others are coming and going, entering and leaving the Club and laughing loudly. A group of youngsters have been outside for a considerable time talking loudly and smoking.
5 Apr 2025	00:25am to 00:33am	More noise as people leave, talking loudly and laughing. People loitering in the car park talking loudly and shouting across to each other.
6 Apr 2025	00:10am	Lots of people making lots of noise, shouting and talking loudly as they leaving and entering at 10 past midnight. As people leave, others are shouting out "bye", while others are stood around shouting and screaming.
25 Apr 2025	23:45pm	Filmed by bar manager for some reason
31 May 2025	00:17am	People talking loudly and shouting outside entrance of RBL Club.
31 May 2025	00:24am	People outside talking loudly, car engines running and cars leaving car park.

		General late-night noise from the RBL Club.
7 June 2025	23:44pm	Cars leaving making lots of noise and general noise outside RBL Club
27 June 2025	23:33pm	People outside talking loudly. Car engines starting and leaving making more noise.
28 June 2025	00:03am	People shouting outside legion. Others are coming and going. Shouting and swearing – group of youngsters.
28 June 2025	00:14am	Shouting and noisy motorcycle engines... engines left running. Lots of shouting.
5 July 2025	22:10pm	Not a late occurrence, but it is significant to note that the RBL Club had opened their entrance doors wide open thus allowing all the noise of the club to be clearly heard by the neighbouring residents.
12 July 2025	23:48pm	Cars leaving
12 July 2025	00:28am	People leaving late at night calling out to one another. Car doors slamming and engines starting.
18 July 2025	22:12pm	Doors wide open and sounds from Club clearly audible as per 5 July 2025.
20 July 2025	00:07am	Motorcycle engine running waking us and neighbours up. The Motorcycle was driven by someone at the Club.

45. Delivery of beer barrels at 6:15am every Friday morning. The noise of this generally continues for about 15 minutes and wakes us up through our closed, double-glazed windows.

46. Social events and parties with music played until at least midnight. The noise of these events can be heard loudly because the RBL Club opens its windows and doors.

47. June 14 2025 was the night of the Corfe Mullen Carnival. We were away but our neighbours reported significant disruption caused by a fight between customers of the RBL Club as well as under-age drinking which involved glasses being taken off the RBL site and smashed in the cemetery opposite the RBL Club.

48. For personal and financial reasons unrelated to the issues above we have decided we wish to move house and to downsize. We put our house on the market at the end of April 2024 and since then have sold it twice – once in September 2024 and once in January 2025. Unfortunately, in both cases the buyers withdrew from the house sale when they heard about the unresolved noise issues we had been having with the RBL Club and we subsequently lost the house we had hoped to purchase. In January, we decided to withdraw the property from the market until the issues had been resolved in a satisfactory way for future property owners.

49. We instructed our solicitors to write to the RBL Club laying out the problems we had been experiencing and asking them to agree to a series of undertakings to control the noise which could then be relayed to future buyers. We wrote to them in December 2024 asking for a reply by 17th January 2025. The RBL Club first responded asking for extra time and then it was conveyed that they were dealing with their insurers and would reply once they had done so. No reply was received until our solicitor chased matters up. I do not believe they would have replied unless pressure had been put on them.

50. The clientele of the RBL Club appear only to be interested in a cheap pint, which on the Remembrance weekend was particularly galling. It has become obvious to both of us now that the RBL Club is incapable of controlling noise late at night. It cannot control its patrons and it cannot stick to agreements to keep the noise down. When noise arises and complaints are made, the RBL Club is incapable of handling it in a proper manner and has resorted to a one-sided exaggeration and attacks on my character. This makes it impossible to deal with them in any reasonable way.
51. Finally, I'd like to make it clear that for many years I have suffered with a systemic auto-immune illness which impacts on my life in a number of ways. One of the symptoms (there are many) is extreme fatigue. This necessitates me having to get plenty of rest. Clearly, being disturbed regularly of an early morning and then again late at night due to the noise nuisance from the RBL Club interferes with that and in turn that impacts on my ability to do my work during the day. As a result, I have days where I do not have enough energy to work a full day. Effectively, my ability to trade has been impacted.
52. In light of the issues set out above, I ask that our application to vary the terms of the RBL Club's licence be approved.

STATEMENT OF TRUTH

I believe that the facts stated in this Witness Statement are true. I understand that proceedings for contempt of court may be brought against anyone who makes, or causes to be made, a false statement in a document verified by a statement of truth without an honest belief in its truth.

Full name JOHN CORDNER

Signed 

Date 26/09/2025

John Richard Cordner
On behalf of the Defendant
Witness Statement
Exhibit "JRC1"
25 September 2025

IN THE MATTER OF

CLAIM NO

JOHN RICHARD CORDNER (1)
JANE ANTHEA CORDNER (2)

Applicant

and

CORFE MULLEN ROYAL BRITISH LEGION CLUB LIMITED

Respondent

EXHIBIT "JRC1"

Welcome John Cordner

Edit Profile

Logout

Home

- Home
- Licensing
- Registers
- Requests
- Requests Home
- Submission History
- Submit a Request
- Messages
- Terms & Conditions
- How we process your data

Requests

Details Of Request

Status History Messages

Request Number	00003951
Requester Details	
Requester Company Name	
Requester Name	John Cordner
Requester Address *	
Requester Telephone	
Requester Mobile	
Request Address Details	
This Request Relates To *	Different Address
Request Company Name	The Sapphire Stage Academy
Request Address	78 Blandford Road Wimborne BH21 3HQ
Request Details	
Request Subject *	Noise Complaint
Additional Information *	I own the house next door to this business. For a number of months my family have lived next door to constant noise from this business in the afternoons and evenings and Saturday mornings. They list their opening times as Monday to Friday 9am to 8pm and Saturday 9am to 5pm. Today, 2nd May, being a bank holiday Monday I was subjected to music from the afternoon until gone 8pm. The music was so loud that even with all the windows and doors shut in my home I could hear thudding music through the walls of my house. This is not an isolated incident. Most Saturdays I am woken up by thudding music coming from these premises and many evenings during the week I am subjected to the same noise. This evening I went to the business premises with my wife to point out the problems the constant noise is causing and spoke to the business owner, [REDACTED] Prior to going to the business premises, I called in at neighbours, as they had previously mentioned the nuisance noise to us in passing some months earlier. The woman, said at the time she was thinking of putting a note through their door to point out the problems. We went to see if they had done that, but ended up being greeted by the husband. He explained that he'd tried phoning the mobile number listed on the business website and left voice messages but not had a response. When I put this to [REDACTED] she claimed she not had any messages about the noise. She got very defensive, accused me of being aggressive and said I was wrong as her speaker can't go over a certain dB level. Really I don't care what dB level her speaker can or can't go over, if I can hear the music from her dance academy in my home with all the windows and doors shut it's clearly too loud. Having that level of music blaring out throughout the day on a bank holiday is also unacceptable and the fact that [REDACTED] doesn't accept that is equally unacceptable. As the conversation with [REDACTED] was deteriorating and she wasn't taking on board the problems her business is creating I said I would take the matter up with the Council and left. Would you please confirm what action can be taken.
File Uploads	

00003951

John Cordner

Different Address

The Sapphire Stage Academy

78 Blandford Road Wimborne BH21 3HQ

Noise Complaint

I own the house next door to this business. For a number of months my family have lived next door to constant noise from this business in the afternoons and evenings and Saturday mornings. They list their opening times as Monday to Friday 9am to 8pm and Saturday 9am to 5pm. Today, 2nd May, being a bank holiday Monday I was subjected to music from the afternoon until gone 8pm. The music was so loud that even with all the windows and doors shut in my home I could hear thudding music through the walls of my house. This is not an isolated incident. Most Saturdays I am woken up by thudding music coming from these premises and many evenings during the week I am subjected to the same noise. This evening I went to the business premises with my wife to point out the problems the constant noise is causing and spoke to the business owner, [REDACTED]. Prior to going to the business premises, I called in at neighbours, as they had previously mentioned the nuisance noise to us in passing some months earlier. The woman, said at the time she was thinking of putting a note through their door to point out the problems. We went to see if they had done that, but ended up being greeted by the husband. He explained that he'd tried phoning the mobile number listed on the business website and left voice messages but not had a response. When I put this to [REDACTED] she claimed she not had any messages about the noise. She got very defensive, accused me of being aggressive and said I was wrong as her speaker can't go over a certain dB level. Really I don't care what dB level her speaker can or can't go over, if I can hear the music from her dance academy in my home with all the windows and doors shut it's clearly too loud. Having that level of music blaring out throughout the day on a bank holiday is also unacceptable and the fact that [REDACTED] doesn't accept that is equally unacceptable. As the conversation with [REDACTED] was deteriorating and she wasn't taking on board the problems her business is creating I said I would take the matter up with the Council and left. Would you please confirm what action can be taken.

John Richard Cordner
On behalf of the Defendant
Witness Statement
Exhibit "JRC2"
25 September 2025

IN THE MATTER OF

CLAIM NO

JOHN RICHARD CORDNER (1)
JANE ANTHEA CORDNER (2)

Applicant

and

CORFE MULLEN ROYAL BRITISH LEGION CLUB LIMITED

Respondent

EXHIBIT "JRC2"

00004023
John Cordner
Different Address
The Sapphire Stage Academy
Unit 2-4 78 Blandford Road Wimborne BH21 3HQ
Noise Complaint
We continue to be blighted by thumping music coming across the gardens late into the evening. This is unacceptable and no one appears to be doing anything about it. Please contact me as soon as possible and advise what can be done about this awful business that has opened up next door to us.

John Richard Cordner
On behalf of the Defendant
Witness Statement
Exhibit "JRC3"
25 September 2025

IN THE MATTER OF

CLAIM NO

JOHN RICHARD CORDNER (1)
JANE ANTHEA CORDNER (2)

Applicant

and

CORFE MULLEN ROYAL BRITISH LEGION CLUB LIMITED

Respondent

EXHIBIT "JRC3"

[REDACTED]

From: Vanessa Gibbard <vanessa.gibbard@dorsetcouncil.gov.uk>
Sent: 20 May 2022 12:00
To: [REDACTED]
Subject: REF : 41447 - Noise
Attachments: 41447__SWHEPE0B-NoisecomplainantdomesticWORD_20220520115533.docx

Dear Mr Cordner

I write further to our telephone conversation this morning.

Please find attached letter and noise log.

If you have any queries please contact me.

Kind regards

Vanessa

Vanessa Gibbard
Environmental Health Officer
Public Health
Dorset Council

[REDACTED]
dorsetcouncil.gov.uk



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Mr John Cordner
[REDACTED]

Date: 20 May 2022

Ref: 41447

Officer: Vanessa Gibbard

① [REDACTED]

✉ [REDACTED]

Dear Mr Cordner

Environmental Protection Act 1990 (as amended)

Alleged Noise Nuisance, Sapphire Stage Academy, Unit 2 – 4, Blandford Road, Corfe Mullen, Dorset

I refer to your recent complaint regarding noise from the above premises. Your complaint will now be brought to the attention of the occupier.

Additionally, you should keep a record of nuisance events on the enclosed diary sheet and return this within 28 days. You should provide as much detailed information as possible regarding dates, times, duration of the nuisance and how it affects you.

Note that if the diary sheets are not returned, it will be assumed that you have no further cause for complaint and no further action will be taken.

In the meantime, please do not hesitate to contact this office should you wish to discuss this matter further.

Yours sincerely

Vanessa Gibbard
Environmental Health Officer

Noise Complaint Record Form

Complaint ref no: 41447

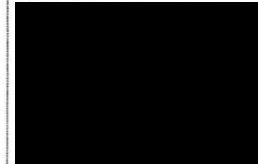
To: Vanessa Gibbard
Environmental Health Officer

Environmental Health

County Hall
Dorchester
Dorset
DT1 1XJ

From:
(complainant)

Mr John Cordner



Source Address:
Please insert the
address of the
source of the
nuisance in the
space here:

This sheet is intended as a formal record of the events about which you are complaining. Care in its completion and accuracy (of times etc.) is essential since it could form the basis of formal evidence, which you could be required to sign required to sign as evidence in the event of legal proceedings being taken.

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Day & Date	Times (Please use 24h or am/pm)		Nature of Occurrence (Please indicate source or origin)	Effect upon Complainant (Indicate how the occurrence affects you)	Signature
	From	To			

Signed: Page 4

Date:

Day & Date	Times (Please use 24h or am/pm) From To		Nature of Occurrence (Please indicate source or origin)	Effect upon Complainant (Indicate how the occurrence affects you)	Signature
Friday 20 May 22	19.15	19.30	loud thumping music playing - coming from Sapphire Stage Academy	Heard through walls in the kitchen after having to shut the doors - disturbed dinner.	
Saturday 21 May 22	9.30	11.30	"	Had to get up out of bed - couldn't sleep in after a long work week.	
Friday 27 May 22	19.30	8.30 pm	"	Couldn't sit in the garden.	
Sat 28 May	5.00pm	8.30 pm	"	"	
Thursday 9 Jun 22	9.30	12.00	"	"	
Friday 10 Jun 22	6.00pm	8.30pm	"	I was unwell + couldn't sleep in my bedroom. We had to turn the TV up.	
Sunday 12 June	4.30pm	8.30pm	"		
Tuesday 14 June	9.15am	12.00	"	Woken by loud thumping music - Sunday morning. Work hard all week - need my rest.	
Wednesday 15 June	6.30pm	8.30pm	"		
Thursday 16 June	5.15pm	8.30pm	"	Left kitchen/diner to eat in other part of house. Couldn't shut doors as so hot.	
Saturday 18 June	4.25pm	8.30pm	"		
Sunday 19 June	10.15am	3.00pm	"	Music disturbed ^{+ stopped} our planned relaxation time in the garden.	
Tuesday 21 June	9.15am	2.00pm	"	Couldn't work in the garden due to the heavy base of the music	
	6.00pm	8.30pm	"	So loud - couldn't have the door open. Had spent whole day in a stuffy + needed some air in the garden Had to go for a walk.	

1/2 term;
20 May -
6 June

Note there
Saturday.

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Environmental Health Statutory Noise Nuisance Fact Sheet

This fact sheet explains the law relating to noise, what the Council can do and what you can do.

Introduction to Noise

The accepted definition of noise is 'sound that is unwanted by the recipient'. We are all familiar with noise in our surroundings, from traffic, factories or even our neighbours.

Noise is subjective - what annoys one person may not necessarily affect another - people often react in different ways.

Noise Complaints

There is no fixed level of noise which constitutes a nuisance; individual cases are judged on their merits. A noise may therefore be irritating, but may not be a nuisance in the legal sense of the word. Under the Environmental Protection Act 1990 noise emitted from a premises so as to be prejudicial to health or a nuisance may amount to a statutory nuisance for which the Council has the legal power to abate.

Noise – What do I do?

Usually a direct approach by you to the person or company responsible for the noise is the best way of securing an improvement. This is especially true with noisy neighbours, but remember that you yourself may sometimes be guilty of causing noise which disturbs other people. Any approach should be made in a polite manner – antagonising the person concerned may have entirely the wrong effect. Keep a note of any further noise problems – for example the time and date and the nature of noise etc and note any approach you make to the person concerned.

Be accurate: remember these records may be needed as evidence in any court proceedings.

Noise – What will the Council do?

Initially the Council will contact the company or person responsible for the noise and advise them that a complaint has been made and request them to take the necessary action to secure an improvement. A visit may also be made to the site at this stage.

In order to determine if the noise constitutes a statutory nuisance you will usually be asked to provide written evidence relating to the times and dates when the noise occurs. This evidence will be considered along with evidence gathered by the investigating officer which may also include the use of noise monitoring equipment. When deciding if a noise amounts to a statutory nuisance, an officer will consider the type of noise, its volume, how long it goes on for and how the average person would react to it. This same judgment is also used by the court should the matter result in legal proceedings.

It is pertinent to point out that the following sources of noise are **not** covered by the Environmental Protection Act 1990:

- Noise from road traffic: This is mainly dealt with by the Police or Department of Transport (Enquiry line 020 79448300)
- Aircraft noise: Military aircraft are outside the scope of noise legislation. Further information may be obtained from the Ministry of Defence, Secretariat (Air Staff) 2B, Room 8249, Main Building, Whitehall, London SW1A 2HB
- Civil aircraft noise is the responsibility of the Department of Transport (Enquiry line 0300 330 3000) or Civil Aviation Authority (www.caa.co.uk)

What happens if the Officer is satisfied a statutory nuisance exists?

If the noise amounts to a statutory nuisance, the Council will serve an abatement notice on the person responsible, or the owner or occupier of the premises where the nuisance arises. The notice will specify that the nuisance must be abated and may detail how this can be achieved. The recipient of the notice may at this point appeal to the Magistrates' Court. If they fail to comply with the requirements of the notice, proceedings will usually be taken against them in a Magistrates' Court. **Remember you may also have to make a statement or go to court in order to give evidence.**

What if the Officer decides the noise can't be dealt with by the Council?

Where an officer decides that the noise does not amount to a statutory nuisance the Council is unable to take any further action.

The Environmental Protection Act 1990 provides for the occupier of a premises to apply directly to the Magistrates' Court if they are aggrieved by a noise considered to be a nuisance. If you wish to commence such proceedings you should contact the Clerk to the Court at Poole (01202 741150). You may also wish to consult your own solicitor.

Finally

It is important to remember that The Council can only take action when officers are satisfied that a statutory nuisance exists. This is a specific legal issue, and making a complaint does not guarantee that the Council will be able to make any requirements of the person responsible. Bearing this in mind, if you think you are affected by a noise nuisance please contact the Environmental Health Team at Dorset Council, County Hall, Dorchester, Dorset, DT1 1XJ Telephone 01305 221000.

However, there are two sides to every story. In many cases officers find that the person being complained about has just as plausible a story as the complainant. Very often it is found that relationships between neighbours are strained and that the noise complaint is just part of a greater and sometimes more complicated dispute.

In such instances it may be useful to consider mediation. More information can be found on the <http://www.mediationdorset.co.uk> of the charitable group **Mediation Dorset**.

John Richard Cordner
On behalf of the Defendant
Witness Statement
Exhibit "JRC4"
25 September 2025

IN THE MATTER OF

CLAIM NO

JOHN RICHARD CORDNER (1)
JANE ANTHEA CORDNER (2)

Applicant

and

CORFE MULLEN ROYAL BRITISH LEGION CLUB LIMITED

Respondent

EXHIBIT "JRC4"



Corfe Mullen RBL Club Limited
80 Blandford Road
Corfe Mullen
Wimborne
Dorset
BH21 3HQ

Mr & Mrs Cordner

24 August 2023

Dear Mr & Mrs Cordner

The Club Committee have now met and discussed your complaint and would like to provide our response.

The Committee were first notified of your official complaint against the club on the 7th July 2023, when we received your letter via [REDACTED]. Our response to your complaint was raised on 20th July and actions were implemented as follows:

- Bench tables have been removed from the front of the property.
- Signs have been posted on the door requesting patrons to respect our neighbours and keep any noise to a minimum.
- Comments made by the Bar Manager have been addressed and an apology issued.

The Committee understand that previous discussions were held with [REDACTED] (Bar Manager) and [REDACTED] (Chairman) regarding the Dance Studio, and they believed that they had resolved these issues amicably and had not needed to raise this with the full Committee.

The Committee have no authority over the Dance Studio as this is a privately owned business who lease the premises. Providing they meet their legal obligations and meet their lease agreement, we have no control over the way it is run.

We have spoken to the owner of the Dance School regarding this complaint, and she advised that she had been confronted by Mr Cordner, in what she deemed to be an aggressive manner, and felt that there was a safeguarding issue due to the age of the children under her care. She assured us she was not dismissive of the complaint and actions were taken to resolve the issue to the best of her ability.

As a courtesy, the Club have contacted the EHO Officer, Vanessa Gibbard, who advised that they have reviewed and inspected your complaint and found no grounds to take the matter further and, that the Dance Studio was not considered to be causing a nuisance.

On this basis, the Committee are satisfied that all investigations carried out are within the acceptable levels and we cannot be involved in your complaint against the Dance Studio as it is a privately owned business and not the responsibility of the Club.

Whilst you have commented that the issue regarding the Burger Van has been resolved, we would also confirm that unless there is a breach of their rental arrangement, the Committee cannot be involved in any complaints relating to MK Gourmet Kitchen as this too, is a privately owned business and not the responsibility of the Club.

The Club Committee are therefore only able to liaise with you regarding the noise complaint issue.

The venue has been in the village since 1923 and officially became a British Legion Club in 1941 and since its establishment, we have always worked closely with our neighbours and have the upmost respect for their privacy.

We understand you moved into your property just prior to the pandemic and subsequent lockdown period so, may not have been aware of the trading levels of the Club. Since the lifting of restrictions, the Club has gradually been rebuilding its membership base, to benefit all within the local community.

The current trading level is still below pre-pandemic levels, however, we appreciate that the last 12 months has seen an upturn in the local community returning to the Club. The noise levels from the Club are well within the legal requirements and fully compliant with licencing requirements, which we have confirmed with the EHO officer. The Committee have been monitoring patrons leaving the Club on Fridays and Saturdays to deem whether there is excessive noise and believe that the removal of benches and placing of signs, has reduced the noise generated and feel that these actions are sufficient.

We would like to note at this point, it has been brought to the attention of the Committee that the bar staff have received aggressive phone calls from yourselves at closing time; whilst we do understand that you may find the noise frustrating, we would ask that you refrain from using abusive language towards our staff and allow time for these new measures to be fully established.

We have received no additional complaints from any other neighbour either verbally or in writing and as such, feel there is no further action required at this point. Should you identify any individual patron who causes a frequent noise issue, please provide us with documented evidence and we will review this on a case-by-case basis.

The Committee will continue to monitor the noise levels from people leaving the Club over the next couple of months and if you still have concerns, we ask that you contact us again at the end of September with detailed evidence. At this point, we would be willing to arrange a meeting with the whole Committee where you can address your

concerns, this meeting would be fully documented and entered into the Club's minutes.

The Committee have taken onboard your comments regarding mediation. Having taken advice and considered your suggestion, the Committee feel that formal mediation is not necessarily required at this stage as the recent mitigating measures have only recently been put in place at the Club and should be given time to take effect. We have also spoken to [REDACTED] from the Local Council regarding this matter and, as a long-serving member of the Club and former committee member, [REDACTED] does not believe that he would be an appropriate person to mediate.

We would also point out that any future mediation would solely relate to the noise complaint from the Club and cannot relate to any other businesses.

We understand from your comments that you have sought legal advice on this matter and should this be your preferred route to resolve your complaint, the Committee would be happy to discuss with your legal representative, however, we can only discuss aspects relating to the Club and any action that you wish to raise against any other business should be dealt with separately but, as all indications from the local authorities are that we are operating within reasonable limits, we are sure you would prefer to find a more amicable solution.

Yours sincerely
Corfe Mullen RBL Club Ltd

[REDACTED]

[REDACTED]

Club Secretary

John Richard Cordner
On behalf of the Defendant
Witness Statement
Exhibit "JRC5"
25 September 2025

IN THE MATTER OF

CLAIM NO

JOHN RICHARD CORDNER (1)
JANE ANTHEA CORDNER (2)

Applicant

and

CORFE MULLEN ROYAL BRITISH LEGION CLUB LIMITED

Respondent

EXHIBIT "JRC5"

[REDACTED]

From: [REDACTED]
Sent: 21 June 2022 20:47
To: 'Vanessa Gibbard'
Subject: RE: REF : 41447 - Noise
Attachments: Noise Complaint.pdf

Dear Vanessa

Please find attached the completed noise complaint form. I apologise for not returning the form within the specified 28 days, however, it would not have provided an accurate account had I done so. The Sapphire Stage Academy seems to cater for young children and does not appear to operate outside of term time. As you will see from the completed form, the business typically gets going around 4pm onwards on a weekday – after the schools have finished – and continues into the evening.

Half-term for the schools was 30 May to 6 June, so there was little activity from The Sapphire Stage Academy during that week, which is why we needed to continue a few more days to present an accurate picture.

As can be seen, the times when we suffer from the noise from this business are just the times when we want to relax – evenings and weekends. Last weekend, my wife was woken up Sunday morning just after 9am by the music from next door. This evening she came home from work and wanted to unwind and was forced to leave the house.

If only they would turn down the bass, then I think that would make a significant difference to how the sound travels. Nevertheless, the way things are we cannot carry on like this; it is ruining our relaxation time in our home to the point where we are seriously considering having to move.

Kind regards
John Cordner

[REDACTED]

From: Vanessa Gibbard [REDACTED] <>
Sent: 20 May 2022 12:00
To: [REDACTED]
Subject: REF : 41447 - Noise

Dear Mr Cordner

I write further to our telephone conversation this morning.

Please find attached letter and noise log.

If you have any queries please contact me.

Kind regards

Vanessa

Vanessa Gibbard
Environmental Health Officer
Public Health

Dorset Council

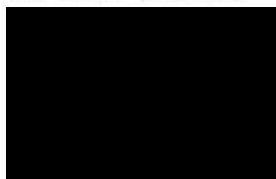


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Mr John Cordner



Date: 20 May 2022

Ref: 41447

Officer: Vanessa Gibbard



Dear Mr Cordner

Environmental Protection Act 1990 (as amended)

Alleged Noise Nuisance, Sapphire Stage Academy, Unit 2 – 4, Blandford Road, Corfe Mullen, Dorset

I refer to your recent complaint regarding noise from the above premises. Your complaint will now be brought to the attention of the occupier.

Additionally, you should keep a record of nuisance events on the enclosed diary sheet and return this within 28 days. You should provide as much detailed information as possible regarding dates, times, duration of the nuisance and how it affects you.

Note that if the diary sheets are not returned, it will be assumed that you have no further cause for complaint and no further action will be taken.

In the meantime, please do not hesitate to contact this office should you wish to discuss this matter further.

Yours sincerely

Vanessa Gibbard
Environmental Health Officer

Noise Complaint Record Form

Complaint ref no: 41447

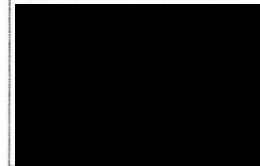
To: Vanessa Gibbard
Environmental Health Officer

Environmental Health

County Hall
Dorchester
Dorset
DT1 1XJ

From:
(complainant)

Mr John Cordner



Source Address:
Please insert the
address of the
source of the
nuisance in the
space here:

This sheet is intended as a formal record of the events about which you are complaining. Care in its completion and accuracy (of times etc.) is essential since it could form the basis of formal evidence, which you could be required to sign required to sign as evidence in the event of legal proceedings being taken.

Page 55

Day & Date	Times (Please use 24h or am/pm)		Nature of Occurrence (Please indicate source or origin)	Effect upon Complainant (Indicate how the occurrence affects you)	Signature
	From	To			

Signed:

Page 5

Date:

Day & Date	Times (Please use 24h or am/pm) From To		Nature of Occurrence (Please indicate source or origin)	Effect upon Complainant (Indicate how the occurrence affects you)	Signature
Friday 20 May 22	19.15	19.30	loud thumping music playing - coming from Sapphire Stage Academy	Heard through walls in the kitchen after having to shut the doors - disturbed dinner.	
Saturday 21 May 22	9.30	11.30	"	Had to get up out of bed - couldn't sleep in after a long work week.	
Friday 27 May 22	19.30	8.30 pm	"	Couldn't sit in the garden.	
Sat 28 May	5.00pm	8.30 pm	"	"	
Thursday 9 Jun 22	9.30	12.00	"	"	
Friday 10 Jun 22	6.00pm	8.30pm	"	I was unwell + couldn't sleep in my bedroom. We had to turn the TV up.	
Sunday 12 June	4.30pm	8.30pm	"	"	
Tuesday 14 June	9.15am	12.00	"	Woken by loud thumping music - Sunday morning. Work hard all week - need my rest.	
Wednesday 15 June	6.30pm	8.30pm	"	"	
Thursday 16 June	5.15pm	8.30pm	"	Left kitchen/diner to eat in other part of house. Couldn't shut doors as so hot.	
Saturday 18 June	4.25pm	8.30pm	"	"	
Sunday 19 June	10.15am	3.00pm	"	Music disturbed ^{+ stopped} our planned relaxation time in the garden.	
Tuesday 21 June	9.15am	2.00pm	"	Couldn't work in the garden due to the heavy base of the music.	
	6.00pm	8.30pm	"	So loud - couldn't have the door open. Had spent whole day in a stuffy the + needed some air in the garden. Had to go for a walk.	

1/2 term;
20 May -
6 June

Not there
Saturday.
Page 56

Signed: J. Cordun

Date: 21/06/2022



Environmental Health Statutory Noise Nuisance Fact Sheet

This fact sheet explains the law relating to noise, what the Council can do and what you can do.

Introduction to Noise

The accepted definition of noise is 'sound that is unwanted by the recipient'. We are all familiar with noise in our surroundings, from traffic, factories or even our neighbours.

Noise is subjective - what annoys one person may not necessarily affect another - people often react in different ways.

Noise Complaints

There is no fixed level of noise which constitutes a nuisance; individual cases are judged on their merits. A noise may therefore be irritating, but may not be a nuisance in the legal sense of the word. Under the Environmental Protection Act 1990 noise emitted from a premises so as to be prejudicial to health or a nuisance may amount to a statutory nuisance for which the Council has the legal power to abate.

Noise – What do I do?

Usually a direct approach by you to the person or company responsible for the noise is the best way of securing an improvement. This is especially true with noisy neighbours, but remember that you yourself may sometimes be guilty of causing noise which disturbs other people. Any approach should be made in a polite manner – antagonising the person concerned may have entirely the wrong effect. Keep a note of any further noise problems – for example the time and date and the nature of noise etc and note any approach you make to the person concerned.

Be accurate: remember these records may be needed as evidence in any court proceedings.

Noise – What will the Council do?

Initially the Council will contact the company or person responsible for the noise and advise them that a complaint has been made and request them to take the necessary action to secure an improvement. A visit may also be made to the site at this stage.

In order to determine if the noise constitutes a statutory nuisance you will usually be asked to provide written evidence relating to the times and dates when the noise occurs. This evidence will be considered along with evidence gathered by the investigating officer which may also include the use of noise monitoring equipment. When deciding if a noise amounts to a statutory nuisance, an officer will consider the type of noise, its volume, how long it goes on for and how the average person would react to it. This same judgment is also used by the court should the matter result in legal proceedings.

It is pertinent to point out that the following sources of noise are **not** covered by the Environmental Protection Act 1990:

- Noise from road traffic: This is mainly dealt with by the Police or Department of Transport (Enquiry line 020 79448300)
- Aircraft noise: Military aircraft are outside the scope of noise legislation. Further information may be obtained from the Ministry of Defence, Secretariat (Air Staff) 2B, Room 8249, Main Building, Whitehall, London SW1A 2HB
- Civil aircraft noise is the responsibility of the Department of Transport (Enquiry line 0300 330 3000) or Civil Aviation Authority (www.caa.co.uk)

What happens if the Officer is satisfied a statutory nuisance exists?

If the noise amounts to a statutory nuisance, the Council will serve an abatement notice on the person responsible, or the owner or occupier of the premises where the nuisance arises. The notice will specify that the nuisance must be abated and may detail how this can be achieved. The recipient of the notice may at this point appeal to the Magistrates' Court. If they fail to comply with the requirements of the notice, proceedings will usually be taken against them in a Magistrates' Court. **Remember you may also have to make a statement or go to court in order to give evidence.**

What if the Officer decides the noise can't be dealt with by the Council?

Where an officer decides that the noise does not amount to a statutory nuisance the Council is unable to take any further action.

The Environmental Protection Act 1990 provides for the occupier of a premises to apply directly to the Magistrates' Court if they are aggrieved by a noise considered to be a nuisance. If you wish to commence such proceedings you should contact the Clerk to the Court at Poole (01202 741150). You may also wish to consult your own solicitor.

Finally

It is important to remember that The Council can only take action when officers are satisfied that a statutory nuisance exists. This is a specific legal issue, and making a complaint does not guarantee that the Council will be able to make any requirements of the person responsible. Bearing this in mind, if you think you are affected by a noise nuisance please contact the Environmental Health Team at Dorset Council, County Hall, Dorchester, Dorset, DT1 1XJ Telephone 01305 221000.

However, there are two sides to every story. In many cases officers find that the person being complained about has just as plausible a story as the complainant. Very often it is found that relationships between neighbours are strained and that the noise complaint is just part of a greater and sometimes more complicated dispute.

In such instances it may be useful to consider mediation. More information can be found on the <http://www.mediationdorset.co.uk> of the charitable group **Mediation Dorset**.

John Richard Cordner
On behalf of the Defendant
Witness Statement
Exhibit "JRC6"
25 September 2025

IN THE MATTER OF

CLAIM NO

JOHN RICHARD CORDNER (1)
JANE ANTHEA CORDNER (2)

Applicant

and

CORFE MULLEN ROYAL BRITISH LEGION CLUB LIMITED

Respondent

EXHIBIT "JRC6"

[REDACTED]

From: Vanessa Gibbard [REDACTED]
Sent: 08 July 2022 17:27
To: John Cordner
Subject: FW: REF : 41447 - Noise

Dear Mr Cordner

I have now had a chance to review your noise diaries. I have spoken to the owner and she has agreed that music will be turned down. I have also made a site visit to the dance academy while a lesson was taking place. The windows were open at the time. The music was barely audible at the perimeter of the carpark and would not be considered a statutory nuisance.

If you are disturbed again please contact me.

Kind regards

Vanessa Gibbard
Environmental Health Officer
Public Health
Dorset Council

[REDACTED]
dorsetcouncil.gov.uk



From: Vanessa Gibbard
Sent: 27 June 2022 16:11
To: John Cordner [REDACTED]
Subject: RE: REF : 41447 - Noise

Dear Mr Cordner

Thank you for your emails. Apologies for the delay in my reply but I was on leave until today.

I will review your noise logs and will be in touch soon.

Kind regards

Vanessa

Vanessa Gibbard
Environmental Health Officer
Public Health
Dorset Council





From: John Cordner [REDACTED]
Sent: 24 June 2022 07:59
To: Vanessa Gibbard [REDACTED]
Subject: FW: REF : 41447 - Noise

Dear Vanessa

My wife and I visited the Royal British Legion next door to us on Wednesday evening to enquire if they were the landlord for the Sapphire Stage Academy. The chap behind the bar who seems to run the place on a day to day basis was initially very coy and said we'd need to speak to [REDACTED]. We mentioned we'd already done so, to which he replied [REDACTED] had said someone went round and threatened her, which is outrageous. I assume he was referring to the visit my wife and I had with her some weeks back. If that is so, then I certainly didn't threaten her or anyone else, if anything she made veiled threats towards me to my wife after I had left.

Anyway, that's by the bye, so long as she doesn't go around repeating such nonsense I won't take further action over that.

After we'd explained our position, the chap at the Legion admitted they were in fact the landlords. He took a copy of the completed form we sent you (attached), as well as the email below and said he'd speak to the chairman. Apparently things like this need to be considered by their committee.

The noise continues; our visit to the Legion does not, as yet, appear to have changed anything. We really need the Council to do something. If that doesn't change things, then my wife and I are resolved to taking legal action against the Legion and the Sapphire Stage Academy. Obviously, we don't want it to come to that and would prefer to have things resolved amicably, but at present it feels like The Sapphire Stage Academy are just sticking two fingers up at us.

Kind regards
John Cordner

From: John Cordner [REDACTED]
Sent: 21 June 2022 20:47
To: 'Vanessa Gibbard' [REDACTED]
Subject: RE: REF : 41447 - Noise

Dear Vanessa

Please find attached the completed noise complaint form. I apologise for not returning the form within the specified 28 days, however, it would not have provided an accurate account had I done so. The Sapphire Stage Academy seems to cater for young children and does not appear to operate outside of term time. As you will see from the completed form, the business typically gets going around 4pm onwards on a weekday – after the schools have finished – and continues into the evening.

Half-term for the schools was 30 May to 6 June, so there was little activity from The Sapphire Stage Academy during that week, which is why we needed to continue a few more days to present an accurate picture.

As can be seen, the times when we suffer from the noise from this business are just the times when we want to relax – evenings and weekends. Last weekend, my wife was woken up Sunday morning just after 9am by the music from next door. This evening she came home from work and wanted to unwind and was forced to leave the house.

If only they would turn down the bass, then I think that would make a significant difference to how the sound travels. Nevertheless, the way things are we cannot carry on like this; it is ruining our relaxation time in our home to the point where we are seriously considering having to move.

Kind regards
John Cordner

[REDACTED]
[REDACTED]

From: Vanessa Gibbard [REDACTED]
Sent: 20 May 2022 12:00
To: [REDACTED]
Subject: REF : 41447 - Noise

Dear Mr Cordner

I write further to our telephone conversation this morning.

Please find attached letter and noise log.

If you have any queries please contact me.

Kind regards

Vanessa

Vanessa Gibbard
Environmental Health Officer
Public Health
Dorset Council

[REDACTED]
dorsetcouncil.gov.uk



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Appendix 1 - Application for Review

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John Richard Cordner
On behalf of the Defendant
Witness Statement
Exhibit "JRC7"
25 September 2025

IN THE MATTER OF

CLAIM NO

JOHN RICHARD CORDNER (1)
JANE ANTHEA CORDNER (2)

Applicant

and

CORFE MULLEN ROYAL BRITISH LEGION CLUB LIMITED

Respondent

EXHIBIT "JRC7"



23 April 2023

To the Chairman

We would like to raise an issue with you about the noise from the dance studio located on your property.

Last year we raised the same issue with the owner [REDACTED] and when there was no attempt to address our concerns, we found ourselves having to raise a complaint with the council, which we made your manager aware of. We were pleased to note that [REDACTED] did then take action and the sound reduced to tolerable levels for us.

Unfortunately, whatever actions were taken then are not now in place and so we are finding, yet again, that we are being subjected to heavy bass and loud music most weekdays from 4pm – 8.30pm and also Saturday mornings. This is impacting on our ability to work from home in the late afternoon and enjoy our garden in the lighter evenings and weekends. Whilst we remain supportive of successful business, we are struggling to maintain this when it is impacting on our ability to enjoy our home and feel confident that we can work appropriately from it.

We would like to avoid contacting the council again and would, therefore, be grateful if you could raise this with the dance school and ask them to put back in place the arrangements they made last year in order to control the volume of the music they play.

On an additional note, please could we ask that you remind your patrons of the need to be considerate of the neighbours adjoining the club; particularly in terms of being quiet late at night when leaving functions and of disposing their rubbish appropriately when purchasing food from the burger van. Perhaps some signs could be placed in the car park to achieve this.

We look forward to hearing from you regarding the concerns we raise.

John and Jane Cordner

John Richard Cordner
On behalf of the Defendant
Witness Statement
Exhibit "JRC8"
25 September 2025

IN THE MATTER OF

CLAIM NO

JOHN RICHARD CORDNER (1)
JANE ANTHEA CORDNER (2)

Applicant

and

CORFE MULLEN ROYAL BRITISH LEGION CLUB LIMITED

Respondent

EXHIBIT "JRC8"



Corfe Mullen RBL Club Limited
80 Blandford Road
Corfe Mullen
Wimborne
Dorset
BH21 3HQ

Regional Club Relationship Manager
The Royal British Legion
199 Borough High Street
London
SE1 1AA

20 July 2023

Dear [REDACTED]

Thank you for your email dated 07 July 2023, including a copy of the letter from Mr John Cordner, of 74 Blandford Road.

We have been aware of Mr Cordner's concerns and have done our best to address his issues, however, we believe that Mr Cordner moved into the premises during the pandemic and as the Club was closed during this period, may not have been aware of our normal trading levels.

Since reopening following the pandemic, it has taken a while to re-establish the business, however, we are now approaching our pre-pandemic trading levels and believe that Mr Cordner was not prepared for this level of activity so close to his property.

We acknowledge the specific points that you raised in your letter and this matter has been raised with the full Committee and discussed at length with the following responses:

1) Noise at Closing

- The Club's trading hours are until 11pm, except for a Friday, which is until midnight. In general, all patrons leave the Club within 30 minutes of final orders.
- Most of our patrons are generally quiet when leaving, however, the Committee have decided that signs will be placed up requesting patrons to please be quiet when leaving the Club premises and be mindful of the Club's neighbours.
- They have also decided to move the bench tables from the front to the garden at the rear of the Club's premises to discourage undue chatting at the Club entrance.

2) Burger Van

- The burger van is open for business from Wednesday to Sunday, from 5pm until 9pm. It is situated along the side of the Club and away from Mr Cordner's property.
- The van does not run a generator so is not noisy and the people collecting food are there for up to 10 minutes whilst waiting for their order.

3) Dance School

- The Club acknowledge that what appears to be Mr Cordner's greatest grievance is the dance school which is situated closer to Mr Cordner's property and as such, he is more likely to hear their activities.
- We draw your attention to their timetable of events, <https://sapphirestage.co.uk/timetable-2023>, primarily they are not open any later than 8.30pm

- We are aware that the Council have conducted surprise visits on these premises and found that the studio was operating well below the decibel limit, however, members of the Committee have visited the Dance Studio and helped to relocate the bass speaker so it is further away from Mr Cordner's property.

4) General Parking in Blandford Road

- Whilst we acknowledge these comments, parking in the road does not come under the Club's authority; we have no control over where people park outside our premises, as there are no yellow lines and no parking restrictions in the area
- We would like to point out that we do allow people to use our carpark for both the dance school and burger van, rather than restrict the parking to our patrons only, thus reducing the level of on-road parking

5) Comments made by the Club's Bar Manager

- We have investigated this matter and believe that the comment made by the Bar Manager was not spoken directly to Mr Cordner. Our Bar Manager believed Mr Cordner had left the premises at the time. The committee accept that the Bar Manager made an ill-advised, "off the cuff" remark to another person and he has been told he should desist from making such remarks in the future and, we apologise to Mr Cordner for these comments.

We believe that the Club has and continues to address the concerns raised by Mr Cordner, however, the Club has existed in this location for many years and has been a co-operative society since September 1995. We work closely with the community and, in general, have a very good relationship with our neighbours, many of whom have benefited from membership over the years.

The Club is heavily focussed in supporting the community and has a strong Branch presence, providing full support to our members and for the local veterans in the area. We provide a valuable service to the community and operate within all legal and RBL licence regulations. Should we be unable to fully resolve Mr Cordner's concerns, we would hope that the RBL would be able to provide further support on this matter.

Kind regards

Yours sincerely

[Redacted Signature]

[Redacted Name]

Secretary
Corfe Mullen RBL Club Ltd

Cc Mr J Cordner, [Redacted Email Address]

John Richard Cordner
On behalf of the Defendant
Witness Statement
Exhibit "JRC9"
25 September 2025

IN THE MATTER OF

CLAIM NO

JOHN RICHARD CORDNER (1)
JANE ANTHEA CORDNER (2)

Applicant

and

CORFE MULLEN ROYAL BRITISH LEGION CLUB LIMITED

Respondent

EXHIBIT "JRC9"



6th August 2023

Dear [REDACTED]

Thank you for sending us a copy of the letter you sent to [REDACTED] in response to a complaint letter we sent to him. We're just sorry that you did not feel able to inform us of your actions directly as this would have saved us having to contact [REDACTED] out of frustration that we were not being heard and saved you from having to reply to him.

We are now grateful to hear that you have endeavoured to address our concerns but I'm sure you will be aware that, unfortunately, we are still frustrated by the noise levels and we really do need some regular contact to check that actions you are taking are working. We wish to avoid taking more formal or legal action for all our sakes but without this contact we are becoming increasingly convinced that this is going to be the only route open to us.

We would like to illustrate what we mean when we state that the impact the actions you have taken have still not addressed our concerns:

Firstly, we must point out that we moved in just before the pandemic and were aware of the noise levels and expected these on a Friday and Saturday night, although we do have to say that even at that point, we didn't expect to be kept awake until 1am with loud shouting and shrieking outside our window. We have also spoken with several of our neighbours who have lived in Blandford Road longer and have discovered that they are becoming increasingly frustrated with the levels of noise late at night. We appreciate that you have put up signs but these do not seem to be working after you have closed. We have no problems with people enjoying themselves throughout the evening but when we are listening to drunken shouting until 12.30/1am it is very upsetting and disruptive especially after a long week at work. We have tried calling to ask someone to speak with those hanging around outside and have received mixed reception rather than understanding and help which has also been very frustrating.

In terms of the burger van, we do not have any issue with any noise from them and after one of our neighbours spoke to them, we are aware that they are trying to ensure their customers park sensibly. We appreciate parking outside of your premises is out of your control and we intend to raise this as an issue with Road Traffic as we and our neighbours are concerned about the lack of access on the pavements at times and the potential for accidents as we are trying to exit our driveways with limited viewing available.

You are entirely accurate in concluding that it is, however, the dance school that is our biggest concern. We have tried to discuss the issue directly with the dance school owner who was very dismissive and led to us feeling completely frustrated. As you know we registered the issue with

environmental health and they did conduct surprise visits last summer. This was after the dance school closed their doors and windows and introduced air conditioning which actually did make a big difference to us and which we were happy with. Our grievance has, however, returned this summer as we note the air conditioning unit is no longer being used and the doors and windows are wide open. Despite our frequent requests not one person has come round to our house or garden to hear the impact on us. Interestingly when we have been walking past the front of the legion the sound is much quieter. You highlight the opening hours but we need to point out that as we work from home and take calls and see clients those hours do impact on us. In fact in the last two weeks, we have had to shut our kitchen door when clients have been round and apologise for the noise. We accept that the dance school has the right to trade but we also have the right to run our business professionally and to enjoy our garden at the end of the day rather than having to be shut in the house and sitting at the front in order to avoid the noise. When we bought our house the dance school was not operating from your site and we weren't ever informed of its intended arrival. One other point on the hours is we have noticed the building being used at other times during the school holidays which we weren't expecting and had arranged client appointments around. Finally, we need to point out that we often find ourselves frequently disturbed at 9am on Saturday mornings, after having being kept awake until 1am that night by your patrons.

Thank you for investigating the comment made by your Bar Manager and for apologising. This was in fact made to the Chair in front of me (Jane Cordner) before my husband joined us. I found it very rude and insulting and made me concerned about the ability to achieve any amicable resolution to our complaints. In fact we feel that his attitude to any approach from us at present is not helping the situation.

As a final point we would like to stress that we wish to support the community and the club working within it but we also want to be able to enjoy our property when we have time off from our busy jobs and to also be able to run our businesses in a professional manner. As stated earlier, we have taken legal advice and can go down that route. We have also been advised that we can ask for a license review. However, we would rather not pursue these adversarial routes and incur financial costs and waste precious time for us all if we can avoid it. We would, therefore like to propose that we have a mediated meeting where we can agree sensible ways forward that go some way towards meeting all our objectives and allow us to live alongside each other without animosity. We have approached our local councillor who is happy to help. We have also been sent contact details of official mediators from the licensing authority and we would be happy to pay for such services. Could we please ask that you consider this and let us know your response by the end of this week – Friday 11th August. Obviously if you do need a meeting to discuss our proposal a holding response with a proposed alternative date would be fine.

With many thanks

Jane Cordner and John Cordner

John Richard Cordner
On behalf of the Defendant
Witness Statement
Exhibit "JRC10"
25 September 2025

IN THE MATTER OF

CLAIM NO

JOHN RICHARD CORDNER (1)
JANE ANTHEA CORDNER (2)

Applicant

and

CORFE MULLEN ROYAL BRITISH LEGION CLUB LIMITED

Respondent

EXHIBIT "JRC10"

From: Licensing <licensing@dorsetcouncil.gov.uk>
Sent: 13 June 2023 17:02
To: [REDACTED]
Cc: ENV Health; Parking
Subject: RE: Licencing Conditions for Royal British Legion Club - Corfe Mullen

Dear Mr & Mrs Cordner

Thank you for your e-mail regarding the issues you have been experiencing with the Corfe Mullen British Legion Club, I have provided a link to the [Dorset Council website](#), which gives the details of their club premises certificate, this also lists all the other licences issued by this authority and their relevant conditions etc. I will e-mail the club and remind them to ask their patrons to leave quietly and ensure that they have notices requesting this, as per the condition on their club certificate.

I have copied in my colleagues in Environmental Health in relation to the matter you raise regarding the dance school as this does not fall under their club premises certificate as this is not a licensable activity.

The parking in Blandford Road does not come under the remit of the RBL Club Certificate nor does it come under any of the four licensing objectives (prevention of crime and disorder, public safety, prevention of public nuisance and protection of children from harm). You would need to contact my colleagues in Parking Services who will be able to advise you on parking within the vicinity.

I would also like to inform you that any premises that holds a licence under the Licensing Act 2003, can be subject to a review at any time if an establishment fails to satisfy one or all of the four licensing objectives (as mentioned above). A review would be heard at a Licensing Sub Committee where conditions or restrictions may be added to the licence to resolve outstanding issues.

If you have any further questions, please do not hesitate to contact me.

Many thanks

Kathryn Miller
Senior Licensing Officer
Place Services
Dorset Council

01305 838028
[dorsetcouncil.gov.uk](https://www.dorsetcouncil.gov.uk)



From: [REDACTED] >
Sent: Sunday, May 21, 2023 6:28 PM

To: Licensing <licensing@dorsetcouncil.gov.uk>

Subject: Licencing Conditions for Royal British Legion Club - Corfe Mullen

Dear Sir or Madam

Further to my recent telephone call I would like to request details of the full licencing conditions that apply to the Royal British Legion Club in Corfe Mullen (address 80 Blandford Road, Corfe Mullen, Wimborne BH21 3HQ).

The reason for enquiring is due to the main concerns detailed below:

Noise late at night

Often of a night-time, we are kept awake by laughing and shouting from the Legion car park. Their patrons spill out from just after 11pm and congregate outside the front entrance of the Legion – presumably waiting for their lifts home or chatting and smoking outside before driving home.

They can get quite boisterous and make a significant amount of noise. Sometimes, this happens up to as late as 1am.

When their lifts do arrive, or they drive off, we are subjected to engines running for prolonged periods of time, music playing out of cars and doors slamming.

Dance School

In 2022, a dance school moved into premises in the grounds of the Royal British Legion. Since then, we have had thumping music being played most week days during term time from about 4pm in the afternoon to 8:30pm in the evening. Most Saturdays, we are again subjected to this music in the morning from about 9:30am for a duration of a couple of hours or more.

It is not so much the volume of the music that disturbs us, but the bass that reverberates. We can hear it in our back garden on a summer's evening, in our kitchen dining area and in the bedrooms.

This is by far our biggest concern.

Parking in Blandford Road

We have noticed a significant increase in the number of cars parked along the road outside the legion and surrounding properties. This is partly due to an increase in the number of activities being run from the Legion, but also the recent inclusion of a mobile burger van that has taken up residence in the Legion's car park.

Blandford Road is a main road through Corfe Mullen and the increase in the number of parked cars is causing obstruction to traffic along the road. Sometimes, the vehicles are parked right up on the pavement, blocking passage for pedestrians.

We have taken a number of photographs of the parking problem in recent weeks and are happy to share these.

Having spoken to some of our neighbours, who have expressed a desire for double yellow lines, I think that is a sensible measure. Ideally, we'd like to see double yellow lines from the top of the road by the roundabout, down as far as – and perhaps beyond – Lockyers School. We have approached our local councillor on this matter.

We have attempted to deal with our concerns above directly with the Legion, but have had no success.

Kind regards

John and Jane Cordner

[Redacted signature]

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Appendix 1 - Application for Review

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John Richard Cordner
On behalf of the Defendant
Witness Statement
Exhibit "JRC11"
25 September 2025

IN THE MATTER OF

CLAIM NO

JOHN RICHARD CORDNER (1)
JANE ANTHEA CORDNER (2)

Applicant

and

CORFE MULLEN ROYAL BRITISH LEGION CLUB LIMITED

Respondent

EXHIBIT "JRC11"

[REDACTED]

From: [REDACTED]@corfemullen-tc.gov.uk
Sent: 16 August 2023 09:42
To: [REDACTED]
Subject: RE: Licencing Conditions for Royal British Legion Club - Corfe Mullen

Dear Mr Cordner,

Thank you for your email and raising concerns with some of the behaviours of users when leaving the Royal British Legion site. The Town Council has a good working relationship with the Royal British Legion, therefore, in the first instance, I will ask the Chair of the Council, Cllr Duncan Sowry-House to liaise with the Branch Secretary to raise your concerns and work with them to try and resolve some of the issues your are experiencing. Therefore, please can you leave this with me and I will keep you updated on discussions. Should the behaviours continue, I wish seek the Town Councils support for a licensing review as described, but hopefully it will not come to that.

Cllr Sowry-House is away until 25 August 2023, so I will speak to him then, so please bear with us.

Kind regards

[REDACTED]

Catherine Horsley
Town Clerk & RFO
Corfe Mullen Town Council
Towers Way
Corfe Mullen
Wimborne
Dorset
BH21 3UA
Office: 01202 698600

Please note my working hours are:-
Mon-Thurs 8.30am – 4.30pm
Fri 8.30am – 4pm



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From: [REDACTED] >
Sent: Tuesday, August 15, 2023 3:48 PM
To: office@corfemullen-tc.gov.uk
Cc: 'Jane Cordner' [REDACTED]
Subject: FW: Licencing Conditions for Royal British Legion Club - Corfe Mullen

Dear Sir or Madam

I live at [REDACTED]. We are situated next door to the Royal British Legion Club. For some time now, we have had disturbances late at night (past 11pm) from the Clubs patrons spilling out of the Club into their car park and laughing and shouting as well as some colourful language. Often they are still drinking, but even when they have finished drinking and are simply waiting around outside waiting for a lift home, they make quite a noise. We have been subjected to this as late as 1:30am in the morning and feel this is unreasonable and that the Club should actively be doing something to curtail this nuisance. Other neighbours we have spoken have expressed a similar opinion, though they have not as yet complained directly to the Club - we have.

Unfortunately, when we complained, we have been largely dismissed. It was only by complaining to Dorset Licensing, who reminded the Club of their responsibilities, that they put signs up asking their customers to keep the noise down, however, no one at the club is enforcing that, so the signs are largely being ignored and the noise continues. The other night, I phoned the Club at 12:30 and said customers standing outside were making a noise. The bar manager said we've got signs up, almost as if to say "we've done our bit". When I said, "well, they're clearly not working" he accused me of having a bad attitude. This sort of response from the Club is quite telling of their overall behaviour and what they think of their neighbours. When my wife went to complain one time, the bar manager turned to the chairman – within earshot of my wife – and said, "these are the bloody miserable whining complainers from next door". I'm afraid with that type of behaviour from the Club we will not get the noise issue resolved as they clearly feel they have a right to trade (they do) and therefore a right to blight our lives (they don't). A change in culture is clearly required, but that is not going to happen without them feeling some consequences for their behaviour.

Therefore, I approached Dorset Council Licensing and asked what we could do to prompt a review of the Club's licensing conditions. They responded by saying we could put in an application for a review. However, there is a catch; we would have our names and address displayed on that application, at the Club, for all their customers to see. I don't want to be the subject of some sort of hate campaign by their customers, sober or otherwise, so Dorset Council suggested that the application for a review could be put forward by the local council.

I would stress, I do not have an issue with the management at the Club knowing who is behind the application, but I do not want all and sundry who frequent the Club knowing.

Is this something you would be able to help with?

We have asked for mediation with the Club, but if that fails, then we would wish to apply for a review of their licence. If I have to, then I will submit it myself, but for reasons stated I'd rather have the application come from the local council.

Kind regards
John Cordner

From: Licensing <licensing@dorsetcouncil.gov.uk>
Sent: 04 August 2023 11:43
To: [REDACTED]
Subject: RE: Licencing Conditions for Royal British Legion Club - Corfe Mullen

Dear Mr Cordner

Thank you for your e-mail following my colleague's reply to you. If you review the licence, then, yes, your name will appear on the notice displayed at the premises, on our website and at the Council Offices, this is because you would be the applicant for the review. You have stated that your other neighbours are experiencing issues with the premises as well, you may consider forming a resident's association and apply under that heading. I will, however, make you aware, if you choose this option, the licence holder will be entitled to know who forms part of the group, the other option open to you, is by approaching either your Town/Parish or District Councillor and request if they would submit the review on your behalf. You may also wish to contact Environmental Health: envhealth@dorsetcouncil.gov.uk regarding noise issues who may be able carry out an investigation.

Please bear in mind that the problems relating to parking and speed of traffic are not relevant under the Licensing Act 2003 four licensing objectives: prevention of crime and disorder, public safety, prevention of public nuisance and protection of children from harm.

Many thanks

Kathryn Miller
Senior Licensing Officer
Place Services
Dorset Council

[01305 838028](tel:01305838028)
dorsetcouncil.gov.uk



From: [REDACTED] >
Sent: Thursday, August 3, 2023 11:38 AM
To: Licensing <licensing@dorsetcouncil.gov.uk>
Subject: RE: Licencing Conditions for Royal British Legion Club - Corfe Mullen

Dear Roy

I'm somewhat worried about your statement "I will add the applicant of the review will be put on the notice as we legally have to display who is making the application for a review". Does this mean that a notice of the application for review will be displayed at the RBL Club and will have our names and address on it as the applicants? That may well cause problems.

I don't mind the RBL Club knowing who we are, in fact they won't really need informing, they will already have a pretty good idea who put in the application. However, the idea of their patrons knowing that we've put in an application may mean we get some angry little oik visit our property one night after a few drinks and start causing trouble. That's not acceptable. There has to be some way that that information can be withheld from their patrons.

Also, we've spoken to neighbouring properties and they've stated they have similar concerns to us, that being noise late at night – often with some colourful language, parking in the street next to the RBL Club and noise from the dance school during the day. It's unfortunate that we have to take a separate route for each of these issues, but if I have to I will. We've only spoken to two neighbours, [REDACTED] and [REDACTED]. Those at [REDACTED] were concerned about the late night noise and the road (parking and speed of traffic) and those at [REDACTED] had exactly the same issues as us and said that although they haven't yet complained themselves, they were fully behind us and would support us if we complained.

Kind regards
John Cordner

From: Licensing <licensing@dorsetcouncil.gov.uk>
Sent: 28 July 2023 12:00
To: [REDACTED]
Subject: RE: Licencing Conditions for Royal British Legion Club - Corfe Mullen

Dear Mr Cordner,

Unfortunately Kathryn Miller is currently on Annual Leave until Tuesday 1st August so I am responding in her absence.

I have attached a copy of the premises licence review application form and also the guidance that relates to a licensed.

These are free applications and once we have received your review application, we will then go down to the premises to put up the notice which will remain on the premises for 28 days. I will add the applicant of the review will be put on the notice as we legally have to display who is making the application for a review.

During the 28 consultation period, anyone and any of the Responsible authorities can write a letter of representation either supporting the review or against the review.

All those include the applicant and the premises licence holder will be invited to a committee hearing where three councillors of the sub-committee will take on board everything that has been submitted and that is said on the day and will make a decision on what action, if any, should be taken against the licence.

Kind Regards

Roy Keepax
Senior Licensing Officer
Place Services
Dorset Council

[01305 838028](tel:01305838028)
dorsetcouncil.gov.uk



From: [REDACTED] >
Sent: Sunday, July 23, 2023 3:28 PM
To: Licensing <licensing@dorsetcouncil.gov.uk>
Subject: RE: Licencing Conditions for Royal British Legion Club - Corfe Mullen

Dear Kathryn

Thank you for your email. You mention that “...any premises that holds a licence under the Licensing Act 2003, can be subject to a review at any time if an establishment fails to satisfy one or all of the four licensing objectives”.

Is there anything we can do to prompt that process? Last night we had people in the RBL car park shouting and laughing while waiting for lifts at 1:10am. When the lifts did arrive, we had car doors slamming and people shouting out “bye!”. The signs (if present) don't seem to be having any effect. I'm afraid the RBL Club is doing the absolute minimum and at times not even that.

Kind regards
John Cordner

From: Licensing <licensing@dorsetcouncil.gov.uk>
Sent: 13 June 2023 17:02
To: [REDACTED]
Cc: ENV Health <envhealth@dorsetcouncil.gov.uk>; Parking <parking@dorsetcouncil.gov.uk>
Subject: RE: Licencing Conditions for Royal British Legion Club - Corfe Mullen

Dear Mr & Mrs Cordner

Thank you for your e-mail regarding the issues you have been experiencing with the Corfe Mullen British Legion Club, I have provided a link to the [Dorset Council website](#), which gives the details of their club premises certificate, this also lists all the other licences issued by this authority and their relevant conditions etc. I will e-mail the club and remind them to ask their patrons to leave quietly and ensure that they have notices requesting this, as per the condition on their club certificate.

I have copied in my colleagues in Environmental Health in relation to the matter you raise regarding the dance school as this does not fall under their club premises certificate as this is not a licensable activity.

The parking in Blandford Road does not come under the remit of the RBL Club Certificate nor does it come under any of the four licensing objectives (prevention of crime and disorder, public safety, prevention of public nuisance and protection of children from harm). You would need to contact my colleagues in Parking Services who will be able to advise you on parking within the vicinity.

I would also like to inform you that any premises that holds a licence under the Licensing Act 2003, can be subject to a review at any time if an establishment fails to satisfy one or all of the four licensing objectives (as mentioned above). A review would be heard at a Licensing Sub Committee where conditions or restrictions may be added to the licence to resolve outstanding issues.

If you have any further questions, please do not hesitate to contact me.

Many thanks

Kathryn Miller
Senior Licensing Officer
Place Services

Dorset Council

01305 838028

dorsetcouncil.gov.uk



From: [REDACTED]
Sent: Sunday, May 21, 2023 6:28 PM
To: Licensing <licensing@dorsetcouncil.gov.uk>
Subject: Licencing Conditions for Royal British Legion Club - Corfe Mullen

Dear Sir or Madam

Further to my recent telephone call I would like to request details of the full licencing conditions that apply to the Royal British Legion Club in Corfe Mullen (address 80 Blandford Road, Corfe Mullen, Wimborne BH21 3HQ).

The reason for enquiring is due to the main concerns detailed below:

Noise late at night

Often of a night-time, we are kept awake by laughing and shouting from the Legion car park. Their patrons spill out from just after 11pm and congregate outside the front entrance of the Legion – presumably waiting for their lifts home or chatting and smoking outside before driving home.

They can get quite boisterous and make a significant amount of noise. Sometimes, this happens up to as late as 1am.

When their lifts do arrive, or they drive off, we are subjected to engines running for prolonged periods of time, music playing out of cars and doors slamming.

Dance School

In 2022, a dance school moved into premises in the grounds of the Royal British Legion. Since then, we have had thumping music being played most week days during term time from about 4pm in the afternoon to 8:30pm in the evening. Most Saturdays, we are again subjected to this music in the morning from about 9:30am for a duration of a couple of hours or more.

It is not so much the volume of the music that disturbs us, but the bass that reverberates. We can hear it in our back garden on a summer's evening, in our kitchen dining area and in the bedrooms.

This is by far our biggest concern.

Parking in Blandford Road

We have noticed a significant increase in the number of cars parked along the road outside the legion and surrounding properties. This is partly due to an increase in the number of activities being run from the Legion, but also the recent inclusion of a mobile burger van that has taken up residence in the Legion's car park.

Blandford Road is a main road through Corfe Mullen and the increase in the number of parked cars is causing obstruction to traffic along the road. Sometimes, the vehicles are parked right up on the pavement, blocking passage for pedestrians.

We have taken a number of photographs of the parking problem in recent weeks and are happy to share these.

Having spoken to some of our neighbours, who have expressed a desire for double yellow lines, I think that is a sensible measure. Ideally, we'd like to see double yellow lines from the top of the road by the roundabout, down as far as – and perhaps beyond – Lockyers School. We have approached our local councillor on this matter.

We have attempted to deal with our concerns above directly with the Legion, but have had no success.

Kind regards

John and Jane Cordner
[REDACTED]

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John Richard Cordner
On behalf of the Defendant
Witness Statement
Exhibit "JRC12"
25 September 2025

IN THE MATTER OF

CLAIM NO

JOHN RICHARD CORDNER (1)
JANE ANTHEA CORDNER (2)

Applicant

and

CORFE MULLEN ROYAL BRITISH LEGION CLUB LIMITED

Respondent

EXHIBIT "JRC12"

These are various recordings we have made over a significant period of time that illustrates the type of late night noise we have to put up with. Obviously, these are only some of the occasions when there has been significant noise as sometimes we just couldn't be bothered to stand at our bedroom window recording yet another late night disturbance or we were away and so on.

The instances we have recorded have been marked with a '*'. Please be aware that the recordings have been made on an iPhone and as such the noise recorded is not the best quality. Clearly iPhones are not designed to accurately record noise from several metres away and you can hear at times the sound cuts out inexplicably. Also, the sound level really isn't captured with the iPhone microphone, so you may well have to turn the sound level up significantly to appreciate what we are subjected to. Remember, sound carries at night and we can hear everything very clearly in our bedroom.

File	Date	Time	Description
2023-08-19 12_42*	19 Aug 2023	12:42am	Show me the way to go home!
2023-08-26 00_09*	26 Aug 2023	00:09am	Your daughter will be all right. Have your fag. Bar manager walks outside, walks along side of building but does nothing to control noise.
2023-10-11 23_29	11 Oct 2023	23:29pm	General noise. People stood around outside. Nothing special
2023-10-11 23_32	11 Oct 2023	23:32pm	General noise. Cars leaving car park
2024-02-03 00_19	3 Feb 2024	00:19am	People leaving, not being quiet, laughing loudly, general noise.
2024-04-16 23_31	16 Apr 2024	23:31pm	General noise. People leaving. Bar manager stood outside having a cigarette and doing nothing to control noise.
2024-05-04 23_44	4 May 2024	23:44pm	People standing outside smoking and drink and talking. Their conversations are clearly audible through our bedroom window.
2024-05-04 23_57	4 May 2024	23:57pm	People outside talking and making a lot of noise. You can hear shouts of "bye"
2024-05-05 00_23	5 May 2024	00:23am	People outside talking and making general noise. Definitely not being quiet.
2024-05-05 00_26	5 May 2024	00:26am	People outside talking and making general noise. Definitely not being quiet. Again, shouts of "bye"
2024-05-21 23_45	21 May 2024	23:45pm	3 men standing outside smoking, drinking and talking loudly
2024-11-09 23_59 J*	10 Nov 2024	23:59pm	Recorded on Jane's phone. Lots of noise with people standing outside talking and laughing loudly.
2024-11-10 00_00*	10 Nov 2024	Midnight	Lots of noise outside. This was the night of the assault!
2024-11-10 00_04*	10 Nov 2024	00:00am	RBL customers shouting "pervert" up at our bedroom window.
2024-11-10 00_06 J*	10 Nov 2024	00:06am	The assault as recorded on Jane's phone. The assault cannot be seen but it can be heard.
2024-11-10 00_49*	10 Nov 2024	00:49am	Police visit RBL after we called 999 and reported an assault
2024-12-07 00_31*	7 Dec 2024	00:31am	People outside making noise. Car doors slamming. Bar manager outside not doing a lot. This is barely a month after the assault and visit by the police.

2024-12-07 00_35	7 Dec 2024	00:35am	People outside smoking and making noise at half-past midnight
2024-12-07 00_37	7 Dec 2024	00:37am	People outside smoking and making noise at half-past midnight. Cars arriving in car park, people screaming.
2024-12-08 00_10*	8 Dec 2024	00:10am	Lots of noise at 10 past midnight. People just standing around smoking, shouting and laughing. No sign of anyone from the Club attempting to control the situation. This is just one month after the assault and the “harsh words” from the police
2025-01-10 23_36	10 Jan 2025	23:36pm	People outside smoking and talking loudly.
2025-01-10 23_42	10 Jan 2025	23:42pm	People outside smoking and talking loudly. Car doors slamming. People shouting.
2025-01-11 00_25*	11 Jan 2025	00:25am	Customer screeching their car out of the car park at 25 past midnight – nice!
2025-01-25 00_37	25 Jan 2025	00:37am	People outside laughing loudly. Car doors being slammed, engines revving and cars leaving car park late at night
2025-01-25 23_32	25 Jan 2025	23:32pm	Car engines revving / idling in the car park late at night.
2025-02-11 00_16*	11 Feb 2025	00:16am	Quarter past midnight . People shouting and laughing and making lots of noise. Car doors being slammed. Shouting back and forth across the car park.
2025-02-22 00_09	22 Feb 2025	00:09am	People talking loudly while standing around outside the Club at ten past midnight.
2025-02-22 00_32*	22 Feb 2025	00:32am	More people emerge from the Club. It is now half-past midnight. They make a lot of noise. Car doors are slammed, people talk loudly and shout. This goes on for several minutes. A large group then walok past our house making a lot of noise. Some stand outside the Club in the street as if waiting for a taxi – they are all talking very loudly.
2025-02-22 00_13*	22 Feb 2025	00:13am	People leaving in a noisy manner late at night. Again, car engines can be heard idling in the car park. A taxi can then be seen leaving.
2025-02-22 00_36*	22 Feb 2025	00:36am	People waiting out in the street in front of Club making lots of noise.
2025-03-22 23_55*	22 Mar 2025	23:55pm	Lots of noise as people are leaving. Talking, shouting and laughing. Bar manager appears and does nothing to quieten people down; after a few moments he disappears back inside.
2025-04-05 00_25	5 Apr 2025	00:25am	More noise as people leave, talking loudly and laughing.
2025-04-05 00_32	5 Apr 2025	00:32am	People loitering in the car park talking loudly.
2025-04-05 00_33	5 Apr 2025	00:33am	People loitering in the car park talking loudly and shout across to each other.
2025-04-05 23_40	5 Apr 2025	23:40pm	People stood outside the entrance to the Club smoking and talking loudly.
2025-04-05 23_53*	5 Apr 2025	23:53pm	People stood outside the entrance to the Club smoking and talking loudly. Others are coming and going, entering and leaving the Club and laughing loudly.
2025-04-05 23_55*	5 Apr 2025	23:55pm	People entering the Club at 10 past midnight, shouting and shrieking. A group of youngsters have been outside for a considerable time talking loudly and smoking.

2025-04-06 00_10*	6 Apr 2025	00:10am	Lots of people making lots of noise, shouting and talking loudly as they leave at 10 past midnight. As people leave, others are shouting out “bye”, while others are stood around shouting and screaming.
2025-04-25 23_45	25 Apr 2025	23:43pm	Filmed by bar manager for some reason – intimidation?
Jane’s phone	31 May 2025	00:17am	People talking loudly and shouting outside entrance of RBL Club.
Jane’s phone	31 May 2025	00:24am	People outside talking loudly, car engines running and cars leaving car park. General late night noise from the RBL Club.
2025-06-07 23_44	7 June 2025	23:44pm	Cars leaving making lots of noise
2025-06-07 23_45	7 June 2025	23:45pm	More cars and general noise outside RBL Club
2025-06-27 23_33	27 June 2025	23:33pm	People outside talking loudly. Car engines starting and leaving making more noise.
2025-06-28 00_03*	28 June 2025	00:03am	People shouting outside legion. Others are coming and going. Shouting and swearing – group of youngsters.
2025-06-28 00_14*	28 June 2025	00:14am	Shouting and noisy motorcycle engines... engines left running. Lots of shouting.
2025-06-28 07_24	28 June 2025	07:24am	Someone picking their car up from the RBL Club car park early morning... before 8am
2025-07-05 22_10	5 July 2025	22:10pm	Not late late, but the purpose of this recording was to demonstrate the RBL Club had opened their entrance doors wide open allow all the noise of the club to be clearly heard by the neighbouring residents.
2025-07-12 00_28	12 July 2025	00:28am	People leaving late at night calling out to one another. Car doors slamming and engines starting.
2025-07-12 23_48	12 July 2025	23:48pm	Cars leaving
2025-07-18 22_12	18 July 2025	22:12pm	Before 11pm, but... doors wide open and sounds from Club clearly audible.
2025-07-19 05_33	19 July 2025	05:33am	Someone picking their car up from the RBL Club car park very early morning... before 8am. Music can be heard playing out from the car.
2025-07-20 00_07	20 July 2025	00:07am	Motorcycle engine running waking everyone up! Motorcycle was again from someone at the Club.
2025-08-17 20_11	17 Aug 2025	20:11pm	Not late-night noise, but general disturbance. Music can be heard clearly from the RBL Club. The recording shows the Club has its doors wide open.
2025-08-17 20_07	17 Aug 2025	20:07pm	Not late-night noise, but evidence that we also regularly get quite a bit of noise during the day when the Club have an event on. On this recording you can hear people screaming; the recording is from the front garden of our property, yet we can clearly hear customers of the RBL Club shouting and screaming.

2025-08-23 00_33*	23 Aug 2025	00:33am	Motorcycle engine idling away, plus some very loud youngsters who were hanging around in the car park at the end of the evening.
2025-08-24 16_48	24 Aug 2025	16:48pm	Again, not late-night noise, but music can clearly be heard from the live music from the RBL Club during the afternoon. They also had their doors closed and we could still hear the music clearly in our property. This is demonstrating that we are subjected to this noise nuisance on successive weekends. In fact, we were subjected to a great deal of noise that whole weekend.

Morning delivery of barrels

We are frequently awoken on a Friday morning by the RBL Club having beer barrels delivered. Below records are a typical illustration of what we are subjected to. The barrels are usually delivered sometime between 6am and 6:30am and goes on for 15 to 20 minutes on each occasion.

2025-02-21 06_23am	21 Feb 2025	6:23am	
2025-03-07 06_37am	7 Mar 2025	6:37am	
2025-03-14 06_21am	14 Mar 2025	6:21am	
2025-03-28 06_44am	28 Mar 2025	6:44am	

John Richard Cordner
On behalf of the Defendant
Witness Statement
Exhibit "JRC13"
25 September 2025

IN THE MATTER OF

CLAIM NO

JOHN RICHARD CORDNER (1)
JANE ANTHEA CORDNER (2)

Applicant

and

CORFE MULLEN ROYAL BRITISH LEGION CLUB LIMITED

Respondent

EXHIBIT "JRC13"

From: [REDACTED]
Sent: Thu, 25 Sep 2025 12:35:49 +0100
To: Claire Marsh
Subject: FW: RBL Licencing

FYI

From: Cllr Duncan Sowry-House [REDACTED]
Sent: 25 September 2023 09:03
To: [REDACTED]
Subject: RBL Licencing

Dear Mr & Mrs Cordner,

I am sorry if you were expecting me to reply directly to you. The usual process is that when things come to me directly if it requires a 'Council' response it is made in consultation with my by the Clerk, who I believe has been in correspondence with you. In addition I have been speaking with the Club on your behalf, advocating for you and the other residents.

If you would still like to meet with me I am more than happy to do this. Let me know when this is convenient with you and we'll get something on the calendar.

All the best - Duncan

Cllr Duncan Sowry-House

Mayor: Corfe Mullen Town Council
Towers Way
Corfe Mullen
Wimborne
Dorset
BH21 3UA

Office: 01202 698600
[REDACTED]

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From: [REDACTED]
Sent: Thu, 25 Sep 2025 12:35:55 +0100
To: Claire Marsh
Subject: FW: RBL Club - Events for solicitor

FYI

From: Cllr Duncan Sowry-House [REDACTED]
Sent: 21 October 2023 22:16
To: [REDACTED]
Subject: Re: RBL Club - Events for solicitor

Dear Jane and John,

I am so sorry that things have escalated to this stage and that you have experienced further disturbance.

I met with the Club on 11th October and discussed the issue at length including your appreciation of what appeared to be a more considerate stance from patrons and the Dance School.

If you think a further meeting (including the dance school) *could help, I am happy to try and arrange this and could provide a neutral space for that at the Town Council office.

I completely understand your frustration and despair at what has been a very protracted issue for you both.

If this might be useful, please let me know and I will try and make this happen ASAP.

Kind regards

Duncan

Cllr Duncan Sowry-House

Mayor: Corfe Mullen Town Council
Towers Way
Corfe Mullen
Wimborne
Dorset
BH21 3UA

Office: 01202 698600
[REDACTED]

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On 21 Oct 2023, at 19:31, [REDACTED] wrote:

Dear Duncan

To keep you informed of what action we are taking and why, I attach the outline of our complaint and action I will be sending to our solicitor next week.

Kind regards

John & Jane

<Timeline of Events.docx>

From: [REDACTED]
Sent: Thu, 25 Sep 2025 12:35:55 +0100
To: Claire Marsh
Subject: FW: Parking - Blandford Road (Not Urgent)

FYI

From: Cllr Duncan Sowry-House [REDACTED]
Sent: 17 November 2023 00:49
To: [REDACTED]
Subject: Re: Parking - Blandford Road (Not Urgent)

Dear John and Jane,

Hope this finds you both well.

Thank you so much for sending me those images. I'm not a Dropbox user but that was very simple. I've managed to save them and put them in a file for the purpose of perusing this on my return. My suspicion is, with winter upon us, this will get worse.

I have been speaking with highways officers about this and they are aware. I think a period of enforcement is what's required.

I'll let you know how I get on.

So far holiday has been reading, sleeping and ice-cream - so I'd say very successful at the moment 😊

All the best, as ever

Cllr Duncan Sowry-House

Mayor: Corfe Mullen Town Council
Towers Way
Corfe Mullen
Wimborne
Dorset
BH21 3UA

Office: 01202 698600
[REDACTED]

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On 16 Nov 2023, at 17:20, [REDACTED] wrote:

Hi Duncan

Thanks for all you've done and are doing. I just wanted to share some photos of recent parking – see Dropbox link below as they were too large to email.

[REDACTED]

The photos were taken about 2:30 pm today.

As you will see, someone (probably the Legion) have put up “Polite Notices” asking people to keep the pavement and driveways clear, but they are clearly being ignored. This leads me to believe that a single yellow will likewise be ignored. I’m happy to go with a single yellow and see what impact it has, but based on recent evidence I’m not overly optimistic.

Jane’s reminded me you’re on holiday – I hope you’re enjoying it!

Kind regards
John

Jane Anthea Cordner
On behalf of the Applicant
Witness Statement No 1
25 September 2025

IN THE MATTER OF

CLAIM NO

JOHN RICHARD CORDNER (1)
JANE ANTHEA CORDNER (2)

Applicant

and

CORFE MULLEN ROYAL BRITISH LEGION CLUB LIMITED

Respondent

WITNESS STATEMENT OF JANE ANTHEA CORDNER

I, Jane Anthea Cordner, of [REDACTED] will say as follows;

1. I make this witness statement from the facts and matters within my own knowledge and belief. Where I have referred to facts and matters outside my own knowledge, I identify the source of those facts and matters and I confirm that such facts and matters are true to the best of my knowledge and belief. I confirm that those matters that are within my own knowledge are true to the best of my knowledge and belief.
2. Documents referred to in this witness statement are exhibited as "JAC [exhibit number]". Unless otherwise stated the exhibit numbers and page numbers referred to within this witness statement refer to the exhibits and page numbers of exhibits referred to.
3. At the outset I shall say that I have read the witness statement of my husband John Richard Cordner. John and I have been advised by our local authority to keep evidence as succinct as possible. I do not repeat the events covered by John's statement therefore as my experience of the events covered by John is largely the same as his. I agree that the contents of John's Statement is true and accurate.

Events of 9 November 2024

4. Because my experience of the events of 9 November 2024 (which John covers in paragraphs 36 – 43 of John's Statement) differs slightly to John's I set out my experiences of that date below.
5. On 9 November 2024 (which was on remembrance weekend) John and I went upstairs to bed at about 11.30pm after watching the Royal British Legion service on the television. We were very tired after a late night the night before although we hadn't had an alcoholic drink.
6. When I got into bed at about 11.45pm I could hear noise from the RBL Club car park – it was the usual laughing and talking loudly that we get a lot of on Friday and Saturday nights. In the past we used to open our dormer window as I needed fresh air to ensure I didn't get a blocked nose but that meant the noise from the RBL Club was really disruptive to sleep. So, since April we have

used the balcony doors instead which has helped. However, this night we didn't have any windows open but we could still hear the noise from the RBL Club clearly through the closed windows.

7. We left it until midnight waiting for the noise to quieten down but by then felt the people stood around outside the RBL Club should stop the noise and go home. The published closing time for the RBL Club was 11pm on a Saturday. Before ringing across I videoed a few minutes of the noise, as advised by our solicitor. This footage is available if requested but I do not exhibit it here as I have been advised by the local authority that fewer audio/ video exhibits are preferred. I then called the Bar Manager. This was in line with an arrangement we had agreed in a mediated meeting in March 2024 and which had been working, although recently the times I had needed to ring across had increased (in contrast, those times were very limited immediately after the mediated meeting).
8. This time when the Bar Manager answered the phone, I sensed some annoyance which hadn't happened before. I had rung two other times since September 2024: at 11.45pm on 2 September 2024 and 1.00am on 20 October 2024 so had been ringing more frequently than before which may have been why he seemed less amenable. The times I had rung the Bar Manager had not been the only times we had been disturbed by noise from the RBL Club, but rather the times when the noise had been loudest or when the patrons had shown no signs of leaving.
9. We watched from the window and saw the Bar Manager go outside and say something to the patrons congregated there. I don't know what was said but can only assume that he mentioned us because the group looked up at our window without showing any signs of moving on. The noise continued and John then shouted across to tell them to stop making so much noise. The group shouted back calling us perverts and saying that we should go down there to make them leave.
10. John's patience ran out and so he went over to the RBL Club to see the group and raise a complaint with the Bar Manager. He was in his dressing gown, pyjamas and slippers. I stayed behind and started to hear John calling out that he was being assaulted so thought the best thing I could do was video events on my iPhone. I attach that footage here at **JAC1**. It took about three minutes for them to let John go, during which time I heard them discussing calling the Police. John managed to get away after that time and came home saying he would ring the Police. He rang the Police straight away.
11. The Police arrived at our house within about 15 minutes and asked us what had happened. After we explained the situation to the Police, they then left us to go to the RBL Club to say that they were going to give the RBL Club a strict warning about the noise and the assault. We didn't hear anything else, but I did hear the Bar Manager set the alarm at 3.00am as neither John nor I could sleep after what had happened.
12. John decided not to press charges, but we did make use of the victim support service we had been offered by the Police. We also decided that we would ring the Police again if there was any other disturbance from the RBL Club.

Events since 9 November 2024

13. For the few weeks following 9 November, the late-night noise from the RBL Club reduced, but it soon started again (I refer to the list of videos in John's Statement which doesn't even cover every instance of noise from the RBL Club). I have at times, when the noise has been especially loud, filed an online complaint with Dorset County council licensing team (please see attached acknowledgment at **JAC2** as an example).
14. Since 9 November 2024, John and I have also engaged with some of our neighbours who had also mentioned to us that they have been affected by the noise from the RBL Club. Three of these are [REDACTED] who live at [REDACTED] [REDACTED] I attach (with [REDACTED] permission) at **JAC3** a copy of the email [REDACTED] has sent to the RBL Club raising her concerns regarding parking and at **JAC4** a copy of the email [REDACTED] has sent to me summarising the issues that [REDACTED] have experienced. These include:

Appendix 1 - Application for Review

- a. Noise issues caused by music into the early hours of the morning.
 - b. Noise issues caused by patrons of the RBL Club past 11pm/ midnight.
 - c. Parking issues caused by patrons of the RBL Club.
 - d. Lack of action by the RBL Club to remedy the issues experienced.
15. In addition to the late-night noise, the RBL Club also started having beer barrels delivered at approximately 6.15am every Friday morning. These deliveries regularly wake me up (even with the windows closed) and, as the loud noises continue for over 15 minutes, I often struggle to go back to sleep.
16. I have started to dread Fridays and Saturdays as I really don't know how much sleep I am going to get. I can be woken at 6.15am on Friday morning and then be kept awake until 12.30am/1pm the following day, with the same to follow the next night. I work long days in a very busy job during the week so need to know I can have the rest and relaxation I need during my weekends.
17. Also, in February 2025 I was diagnosed with Fibromyalgia, which is triggered by and worsened by stress and lack of sleep. I am trying hard to manage the symptoms with the advice given by my rheumatologist but the behaviour of the patrons at the RBL and the complete lack of respect and disregard displayed by the Bar Manager and trustees of the RBL Club itself makes managing my stress levels and sleep really hard. I am very concerned about my ability to manage my health long term and worry that I may not be able to work in the end due to pain and fatigue.
18. I ask that our application to review the license of the RBL Club be granted with a view to stopping the issues that the residents living close to the RBL Club are experiencing.

STATEMENT OF TRUTH

I believe that the facts stated in this Witness Statement are true. I understand that proceedings for contempt of court may be brought against anyone who makes, or causes to be made, a false statement in a document verified by a statement of truth without an honest belief in its truth.

Full name Jane Cordner

Signed 

Date 25/9/25

Jane Anthea Cordner
On behalf of the Defendant
Witness Statement
Exhibit "JAC1"
25 September 2025

IN THE MATTER OF

CLAIM NO

JOHN RICHARD CORDNER (1)
JANE ANTHERA CORDNER (2)

Applicant

and

CORFE MULLEN ROYAL BRITISH LEGION CLUB LIMITED

Respondent

EXHIBIT "JAC1"

Video recording enclosed as a separate attachment, labelled "JAC1"

Jane Anthea Cordner
On behalf of the Defendant
Witness Statement
Exhibit "JAC2"
25 September 2025

IN THE MATTER OF

CLAIM NO

JOHN RICHARD CORDNER (1)
JANE ANTHERA CORDNER (2)

Applicant

and

CORFE MULLEN ROYAL BRITISH LEGION CLUB LIMITED

Respondent

EXHIBIT "JAC2"

Claire Marsh

To: Jane Cordner
Subject: RE: Confirmation of your complaint

From: Licensing Team <licensing@dorsetcouncil.gov.uk>

Sent: 28 June 2025 00:24

To: [REDACTED]

Subject: Confirmation of your complaint

Thank you for your complaint.

Your reference number is **LPC726728296**

A Licensing Officer will investigate your complaint and we will get back to you within 5 working days.

Kind regards

Licensing Team
Dorset Council

Jane Anthea Cordner
On behalf of the Defendant
Witness Statement
Exhibit "JAC3"
25 September 2025

IN THE MATTER OF

CLAIM NO

JOHN RICHARD CORDNER (1)
JANE ANTHERA CORDNER (2)

Applicant

and

CORFE MULLEN ROYAL BRITISH LEGION CLUB LIMITED

Respondent

EXHIBIT "JAC3"

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

From: [REDACTED]
Date: 9 May 2025 at 09:39:38 BST
To: The Royal British Legion <info@britishlegion.org.uk>, Jane Cable <info@corfemullenrbl.club>
Subject: URGENT! Dangerous Signs - Corfe Mullen British Legion ACTION NEEDED IMMEDIATELY

Attention Corfe Mullen British Legion,

I AGAIN need to raise the urgent problem we are experiencing, regarding the many advertising signs being placed on the pavement outside the Corfe Mullen Royal British Legion.

We live at [REDACTED] yet there are at least 5 properties being impacted ([REDACTED] [REDACTED]) and these inappropriately placed signs are causing continual danger.

You can see from the pictures attached that the placement of (on this occasion The Slimming World sign) on the public pavement obstructs the view of the road and oncoming cars, as we exit our driveway.

Picture 1 shows the sign placed (cannot see an oncoming vehicle)
Picture 2 shows when the sign is removed, there are oncoming vehicles, often at speed!, which when the sign is on the pavement we simply cannot see it.

There have now been so many near misses as we all attempt to pull out of our driveway onto Blandford Rd, that before long ANOTHER accident will happen.

I have raised this on numerous occasions, to [REDACTED] the manager, to the Slimming world rep (WHO DOES NOT CARE ONE BIT!!), and now we have more and more signs cropping up with MK Kitchen and now 'Corfe Cafe!? it's becoming completely unacceptable!

I want something done about this urgently.
All advertising signs need to be placed considerately and safely.

We as residents should not have to put up with all of the problems the legion causes us (noise pollution , car parking problems (often obstructing our driveway!) and now this!

I expect you to raise this to each of the businesses placing their advertising boards on the public pavement - specifically the Slimming World club, who continually puts the board in the MIDDLE of the pavement ... even causing pedestrians to have to step onto the ROAD!!!

I look forward to your reply: If this continues I will be raising this with the local council and MP and I will not tolerate these signs / The Legion posing problems and danger any longer.

[REDACTED]

Sent from my iPhone





Jane Anthea Cordner
On behalf of the Defendant
Witness Statement
Exhibit "JAC4"
25 September 2025

IN THE MATTER OF

CLAIM NO

JOHN RICHARD CORDNER (1)
JANE ANTHERA CORDNER (2)

Applicant

and

CORFE MULLEN ROYAL BRITISH LEGION CLUB LIMITED

Respondent

EXHIBIT "JAC4"

[REDACTED]

From: Jane Eldridge [REDACTED]
Sent: 07 May 2025 18:20
To: John
Subject: Fwd: COPY OF RESPONSE TO SHELLEY from RBL

Sent from my iPhone

Begin forwarded message:

From: [REDACTED]<[REDACTED].com>
Date: 6 May 2025 at 20:50:25 BST
To: [REDACTED]
Subject: Re: COPY OF RESPONSE TO SHELLEY from RBL

Hello Jane,

Very happy to summarise all of the challenges / disturbances we are experiencing in regards to RBL next door.

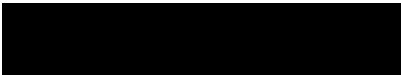
I'm afraid I can't provide any Chronology, as I've not captured or noted any of this specific detail, so will have to simply provide you with a list of ongoing issues, which have been previously & on numerous occasions raised to the RBL, both to [REDACTED] the manager on site as well as to the RBL directly, and Site Management (who no longer is in role), yet we are still experiencing the same issues so all are ongoing up to present day, and to date, despite repeatedly raising our concerns / upset, nothing has changed or improved across 2024 / 2025

I will also summarise on behalf of my mum, as she's not able to email personally as an [REDACTED] it's difficult for her.

[REDACTED]

- Continual noise disturbance from the RBL.
- Loud / audible music beyond 11pm - often past 12midnight into early (AM)hours
- Thudding of bass music - unacceptable volume of music (stereo / live music)
Preventing sleep / impacting wellbeing
- Foul language (swearing) / raised voices from RBL patrons at the front of the site causing offence and upset, often after closure / early hours
- Frequent shouting from drunk patrons very late at night
Causing alarm and worry; feels vulnerable in her home
- Inconsiderate parking of RBL patrons (RBL / Slimming World / MK Kitchen / Corfe Cafe) , often blocking our driveway / obstructing visibility of traffic along Blandford Road
- Poses a danger when driving as unable to see clearly / hinders maneuvering in/out of driveway

- Mum has experienced several 'near misses' whilst attempting to exit our driveway, due to restricted visibility of inconsiderately parked cars
- On 2 occasions, have not been able to leave the driveway due to cars being parked over the driveway entrance
- Litter of Food establishments thrown into our driveway frequently - discarded Burger boxes / pizza boxes

- 
- We echo the above raised by 
 - Despite numerous and repeated calls / site visits / emails.... nothing changes or improves.
 - Music volume is unacceptable and too loud. Raised this issue 10+ times to no avail.
 - Music volume / bass thumping keeps us awake / prevents sleep, as we can hear the loud music every time there is an event... worsens in Spring / Summer when doors are open.
 - Unbearable noise ... we can hear singers' words when live music events take place, the volume is that loud!
 - Disco / Bands / DJs all playing until past midnight, often into the early hours meaning we cannot sleep ... impacting well being / work commitments the next day due to inability to sleep.
 - Patrons of RBL loitering outside / front of site - all hours... smoking & drinking
 - Shouting / raised voices
 - Swearing & offensive foul language
 - General rowdy behaviour
 - Frequently obvious drunken behaviour; on occasion brawls (drunken)
 - Disturbs our environment - subjected to having to hear foul language (my children also hear this!)
 - Witnessed patrons who are appearing intoxicated to leave the RBL yet get into cars and drive! Raised concerns to RBL.
 - Hear cars skidding around the car park ... patrons 'hanging around' ... slamming car doors past 11pm / midnight into the early hours
 - Parking is a huge issue: Patrons of the RBL spill onto the roads, parking inconsiderately across our driveway / obstructing entry / exit to our driveway and impacting visibility of traffic, causing danger.
 - Wednesday Slimming World Customers cause a MASSIVE problem ... on occasion actually parking ON our drive!!

Appendix 1 - Application for Review

- Food truck patrons park anyway on the kerbs / half on road / half on pavement, causing obstruction not only to cars on the road yet also to pedestrians
- Despite erecting numerous 'Do Not Park Here' signs to encourage considerate and safe parking, nothing has improved. Cars park frequently in front of the No Parking signs!
- Requests to Steve the site manager to request RBL patrons to move cars blocking our driveway / to not park in an obstructive manner, have not been respected or acted upon.
- Numerous requests to the RBL to insist that patrons only use the rear outside space (with tables provided for comfort), as opposed to gathering at the front of the RBL in the carpark / by entrance doors, have not been successful so all the noise nuisance continues.
- Increased littering now there are 2 food establishments on site: MK Kitchen and 'Corfe Cafe' ...
- Placing of the advertising signs (Slimming World, Corfe Cafe and MK Kitchen) on the pavements, causes pedestrians to have to step onto the road! Impacting School children walking to/from Lockyers!
- Despite numerous and repeated requests to move the Advertising signs to within the boundary of the RBL, the signs keep being put back on the pavement
- Positioning of the signs also negatively impacts visibility of us exiting our driveway - causing danger as we cannot see the oncoming traffic clearly!

All in all, we as homeowners with a family / children and elderly parent, are being worn down and severely impacted by consistent noise, litter, and dangerous parking of the RBL patrons. Something needs to improve.



On Fri, 2 May 2025 at 19:35, [REDACTED] > wrote:

Hi [REDACTED]

Thanks so much for sending this across. I couldn't see your email to them but can guess the content from the response!

Is there any chance you could give me a summary of the issues from your perspective. Also, is it possible to send any dates of when the issues started. Our solicitor is writing the review application in chronology form.

We're away until Sunday but when we're back I'll send you a copy of the letter we sent to the Legion in December.

I'll also ensure your issues are incorporated in the license review application and will send you a copy when it's ready.

If [REDACTED] is able to write a statement to support it that would be great.

Hope the noise is ok tonight. Keep me posted.

We will sort this out!

All best
Jane

Sent from my iPhone

On 1 May 2025, at 15:58, [REDACTED]
wrote:

----- Forwarded message -----

From: [REDACTED] >

Date: Wed, 19 Feb 2025 at 14:11

Subject: Corfe Mullen Royal British Legion

To: [REDACTED] >

Dear [REDACTED]

I'm sorry we missed the opportunity to speak in person on Saturday. I wanted to follow up on the concerns you raised and provide some clarity on the matters raised in your complaint.

Parking Issues

As mentioned previously, the dance school is no longer based on our premises. We acknowledge your concerns about parking on Wednesdays and will monitor this moving forward. We will remind Slimming World members to park considerately. However, if this remains an issue, we suggest contacting the council directly, and we will support any solutions that benefit the residents and neighbours.

Live Music and Business Hours

We generally offer live music once a month under a TENS licence from the council, which permits music after 11:00 pm and allows business hours to extend until midnight. Anyone on the premises after this time is either staff, committee members, or those responsible for cleaning after events.

Customers at the Front of the Property

We understand your concerns about patrons congregating at the front. In response, we have:

- Removed the benches at the front.
 - Relocated ashtrays to encourage smoking in the rear garden.
- Most patrons now use the garden, but a few long-serving members still prefer the front. We continue to work on

changing this behaviour and will keep monitoring the situation.

Drink Driving and Car Park Safety

Regarding drink driving, if you have specific details or vehicle registrations, please share them so we can take appropriate action.

We have not observed any racing in the car park, but if you have witnessed this or have any details, we would appreciate your help in addressing the matter.

Food Service from the Legion

The club has always operated a commercial kitchen, consistently receiving a 5* hygiene rating from the council. The current operators hold all necessary Health & Safety and Hygiene certifications.

Regarding Iceland deliveries, these are for the resident of the flat above, not the club itself. We understand your concerns about the marketing materials. The flags and A-board have now been removed.

The food offering is a new venture, and so far, we have not seen an increase in foot traffic or parking issues as a result. If parking concerns are linked to MK Kitchen, we are open to working together to find a solution.

Community Focus

The legion is a long-established community hub, supporting local groups, charities, veterans, and elderly members who rely on this social environment. We are committed to balancing our role in the community with being considerate neighbours.

I hope this addresses your concerns, but please feel free to reach out if you'd like to discuss anything further and feel free to come in at any time if you have any further concerns.

Kind regards

██████████

██████████ - Chairwoman

Corfe Mullen Royal British Legion Club | [80 Blandford Road](#) | [Corfe Mullen](#) | Wimborne | Dorset | BH21 3HQ

<cid:image001.png@01DB6B31.3A27D4A0>



Licensing Act 2003

EDCP0013

Club Premises Certificate

Club Details

NAME OF CLUB IN WHOSE NAME THIS CERTIFICATE IS GRANTED AND RELEVANT POSTAL ADDRESS OF CLUB

Corfe Mullen RBL Club

80 Blandford Road, Corfe Mullen, Wimborne, Dorset, BH21 3HQ.

Telephone 01929 459137

IF DIFFERENT FROM ABOVE THE POSTAL ADDRESS OF CLUB PREMISES TO WHICH THE CERTIFICATE RELATES, OR IF NONE, ORDNANCE SURVEY MAP REFERENCE OR DESCRIPTION

Not applicable

WHERE THE CLUB PREMISES CERTIFICATE IS TIME LIMITED THE DATES

Not applicable

QUALIFYING CLUB ACTIVITIES AUTHORISED BY THE CERTIFICATE

- an exhibition of a film
- an indoor sporting event
- a performance of live music
- any playing of recorded music
- a performance of dance
- entertainment of a similar description to that falling within a performance of live music, any playing of recorded music or a performance of dance
- entertainment facilities for making music
- entertainment facilities for dancing
- the supply of alcohol

THE TIMES THE CERTIFICATE AUTHORISES THE CARRYING OUT OF QUALIFYING CLUB ACTIVITIES

Activity (and Area if applicable)	Description	Time From	Time To
B. Exhibition of films (Indoors)	Monday to Sunday	6:00am	2:00am
C. Indoor sporting event	Monday to Sunday	6:00am	2:00am
E. Performance of live music (Indoors)	Monday to Sunday	6:00am	2:00am
F. Playing of recorded music (Indoors)	Monday to Sunday	6:00am	2:00am
G. Performance of dance (Indoors)	Monday to Sunday	6:00am	2:00am
H. Entertainment of a similar description to that falling within E, F, or G (Indoors)	Monday to Sunday	6:00am	2:00am



Licensing Act 2003

EDCP0013

Club Premises Certificate

THE TIMES THE CERTIFICATE AUTHORISES THE CARRYING OUT OF QUALIFYING CLUB ACTIVITIES continued ...

Activity (and Area if applicable)	Description	Time From	Time To
I. Provision of facilities for making music (Indoors)	Monday to Sunday	6:00am	2:00am
J. Provision of facilities for dancing (Indoors)	Monday to Sunday	6:00am	2:00am
L. The supply of alcohol by or on behalf of a club, or to the order of, a member of the club for consumption ON and OFF the premises	Monday to Sunday	6:00am	2:00am

THE OPENING HOURS OF THE CLUB

Description	Time From	Time To
Monday to Sunday	Midnight	11:59pm

WHERE THE CERTIFICATE AUTHORISES SUPPLIES OF ALCOHOL WHETHER THESE ARE ON AND / OR OFF SUPPLIES

- L. The supply of alcohol by or on behalf of a club, or to the order of, a member of the club for consumption ON and OFF the premises

ANNEXES

Mandatory Condition - (Section 74 LA2003)

1. Admission of children (under the age of 18) to any exhibition of films must be restricted in accordance with the film classification body designated as the authority under Section 4 of the video Recordings Act 1984.
2. Where the film classification body is not specified or the relevant licensing authority has notified the club which holds the certificate under Section 74 (3)(b) of the Licensing Act 2003, the admission of children must be restricted in accordance with any recommendation made by the Licensing Authority.
3. (1) The responsible person shall take all reasonable steps to ensure that staff on relevant premises do not carry out, arrange or participate in any irresponsible promotions in relation to the premises.

(2) In this paragraph, an irresponsible promotion means any one or more of the following activities, or substantially similar activities, carried on for the purpose of encouraging the sale or supply of alcohol for consumption on the premises in a manner which carries a significant risk of leading or contributing to crime and disorder, prejudice to public safety, public nuisance, or harm to children -

a) games or other activities which require or encourage, or are designed to require or



Licensing Act 2003

EDCP0013

Club Premises Certificate

ANNEXES continued ...

encourage, individuals to -

- i. drink a quantity of alcohol within a time limit (other than to drink alcohol sold or supplied on the premises before the cessation of the period in which the responsible person is authorised to sell or supply alcohol), or
 - ii. drink as much alcohol as possible (whether within a time limit or otherwise);
 - b) provision of unlimited or unspecified quantities of alcohol free or for a fixed or discounted fee to the public or to a group defined by a particular characteristic (other than any promotion or discount available to an individual in respect of alcohol for consumption at a table meal, as defined in section 159 of the Act);
 - c) provision of free or discounted alcohol or any other thing as a prize to encourage or reward the purchase and consumption of alcohol over a period of 24 hours or less;
 - d) provision of free or discounted alcohol in relation to the viewing on the premises of a sporting event, where that provision is dependent on-
 - i. the outcome of a race, competition or other event or process, or
 - ii. the likelihood of anything occurring or not occurring;
 - e) selling or supplying alcohol in association with promotional posters or flyers on, or in the vicinity of, the premises which can reasonably be considered to condone, encourage or glamorise anti-social behaviour or to refer to the effects of drunkenness in any favourable manner.
4. The responsible person shall ensure that no alcohol is dispensed directly by one person into the mouth of another (other than where that other person is unable to drink without assistance by reason of a disability).
 5. The responsible person shall ensure that free tap water is provided on request to customers where it is reasonably available.
 6. (1) The premises licence holder or club premises certificate holder shall ensure that an age verification policy applies to the premises in relation to the sale or supply of alcohol.

(2) The policy must require individuals who appear to the responsible person to be under 18 years of age (or such older age as may be specified in the policy) to produce on request, before being served alcohol, identification bearing their photograph, date of birth and a



Licensing Act 2003

EDCP0013

Club Premises Certificate

ANNEXES continued ...

holographic mark (comes into force on the 1st October 2010).

7. The responsible person shall ensure that -

- a) where any of the following alcoholic drinks is sold or supplied for consumption on the premises (other than alcoholic drinks sold or supplied having been made up in advance ready for sale or supply in a securely closed container) it is available to customers in the following measures -
 - i. beer or cider: ½ pint;
 - ii. gin, rum, vodka or whisky: 25 ml or 35 ml; and
 - iii. still wine in glass: 125 ml; and
- b) customers are made aware of the availability of these measures (comes into force 1st October 2010).

Mandatory Conditions - (Embedded Restrictions) - Attached as part of Conversion Application under Transitional Grandfather Rights

- 8. Alcohol shall not be sold or supplied unless it is paid for before or at the time when it is sold or supplied, except alcohol sold or supplied with and for consumption at a meal supplied at the same time, consumed with the meal, and paid for together with the meal.
- 9. The abovementioned restrictions on the times permitted to supply alcohol do not prohibit the supply to, or consumption by, any person of alcohol in any premises where they are residing.
- 10. The supply of alcohol for consumption off the premises must be made at a time when the premises are open for the purposes of supplying alcohol, in accordance with the certificate, to members of the club for the consumption on the premises.
- 11. The alcohol supplied for consumption off the premises must be in a sealed container.
- 12. The supply of alcohol for consumption off the premises must be made to a member of the club.
- 13. The licensee shall have regard and comply with any relevant provisions of the following enactments during any licensable activities taking place on the premises:-
 - a. Cinematograph (Safety) Regulations 1955



Licensing Act 2003

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Club Premises Certificate

ANNEXES continued ...

b. Sporting Events (Control of Alcohol Etc) Act 1985

Conditions Consistent with the Club Operating Schedule - Attached as part of Variation Application

14. The club shall ensure the four Licensing Act 2003 objectives are observed.
15. The premises burglar system shall be used at all times when the premises is not in use.
16. Any recommendations made by Dorset Fire and Rescue Service shall be implemented.
17. A first aid box shall be available at all times.
18. The car park shall be adequately lit at times of darkness.
19. Members shall be made aware they should leave quietly by ways of verbal announcements and written notices near exits.
20. All children shall be accompanied by an adult at all times.
21. Staff shall request proof of age by any persons not obviously over the age of 18 years before the supply of alcohol is granted.
22. Staff shall not supply alcohol to any persons under the age of 18 years.

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APPLICATION TO REVIEW THE CLUB PREMISES CERTIFICATE FOR THE CORFE
MULLEN ROYAL BRITISH LEGION CLUB LIMITED

I, [REDACTED] of [REDACTED] WILL SAY AS
FOLLOWS:

- 1 I am a volunteer committee member, chairperson and director of the Corfe Mullen Royal British Legion Club "the Club").
- 2 This statement is made in support of the Club's case and addresses the Applicants' witness statements dated 26 September 2025.
- 3 The Club is a licensed social club at 80 Blandford Rd, Corfe Mullen BH21 3HQ. It is managed entirely by a volunteer committee, many of whom also have full-time jobs. Their dedication keeps the club running for the benefit of its members and the wider community on a not-for-profit basis.
- 4 The Club was trading normally until closure on 23 March 2020 in line with government COVID-19 guidance.
- 5 Between September 2021 and December 2024, the Club leased 78 Blandford Rd to a dance school. That building does not form part of our "licence" and as the Applicants for the Review are well aware, the dance school has long since left
- 6 I do not have direct knowledge of the interactions between the Applicants and the dance school, and I do not believe they are relevant to the review application.
- 7 Our licence allows us to open until 2.00am, but we only use this on the New Year. We let our facilities to clubs and organisations when not used for club purposes, but alcohol is not served. Our trading hours when we served alcohol in April and May 2023 were from 6pm to 11pm Monday to Thursday, 4pm to midnight on Fridays and 12pm to 11pm on Saturdays and Sundays. Once a month we hold a live music evening on a Saturday and stay open until 11.59pm, each time we apply for a Temporary Event Notice (TENS). No alcohol is served after the finish time. Patrons are given 20 minutes drinking up time and then must vacate the property.
- 8 From September 2025 we changed our hours of business and Friday hours are now from 3pm to 11pm and Sundays are from noon to 7pm. Private parties now finish at 11pm.
- 9 We entered an arrangement for a third-party business to operate a burger van from the front of our property in February 2023. I have never witnessed any problem parking as described in Mr Cordner's witness statement. I cannot see that we received a complaint about the parking, or the burger van until December 2024 when we received a wide-ranging letter from the Applicants. When the contract with the Burger van expired in June 2025, we decided not to renew the agreement despite the loss in revenue to the club. Again, the Applicants are aware that this is the case.

- 10 I can find no record of the club having received the letter exhibited at JRC7. If we had received it, we would have discussed it at committee and responded.
- 11 I have spoken to the previous chairman regarding paragraph 13 of Mr Cordner's statement. He told me he had a calm conversation with Mrs Cordner outside the club, Mr Cordner then approached and became confrontational. I know from my own knowledge that signs were put up at the club that same week asking patrons to respect our neighbours when leaving.
- 12 I disagree with the description of our letter to Mr and Mrs Cordner which is exhibited at JRC4 and referred to by Mr Cordner at paragraph 19 of his witness statement. The letter speaks for itself and shows that we did not refuse mediation or decline to listen or help. In fact, the letter clearly outlines the measures that we had taken, including having put signs up asking patrons to leave quietly, and we expressed our willingness to mediate if these were insufficient. Reports were made to the committee from the bar staff that rude and abusive calls had been made by the Applicants. We addressed this in our letter to them.
- 13 For at least the last year and a half whenever there is an event with a late opening, we send committee members at closing times to monitor people leaving and keep people as quiet as possible. While I have been out helping in this manner on a number of occasions, I have seen Mr Cordner sat at his open window watching and recording our patrons.
- 14 The mediation at the Town Council offices was between Sapphire Stage Academy and Mr and Mrs Cordner. We were invited as a third party but were not involved in discussion. [REDACTED] attended on behalf of the committee and presented minutes following to the committee which I can produce if necessary.
- 15 We did not have any increase in activity or noise levels from September 2024; we have continued to operate in the same way except as described above when we reduced our hours.
- 16 In reference to Paragraphs 36 to 41 of Mr Cordner's witness statement and 4 to 12 of Mrs Cordner's witness statement, this was during a private party held at the club. I understand Mr Cordner was filming guests outside, which led to concerns from the guests. No staff were present. The police attended the club but issued no warning.
- 17 Mr Cordner at paragraph 43 of his statement makes very serious allegations of under-age drinking, fighting, drug dealing. We take our legal obligations very seriously and his comments are not credible. He does not substantiate or particularise his allegations in any way. He says that he has noted some of the issues that have occurred but then makes no further references to these events in the issues that he has listed.
- 18 I make the following comments regarding his table at paragraph 44:

- 18.1 22 March 2025. This event took place on a Saturday and featured a club music night with an Elton John tribute. The music concluded at 11:00pm, and the club remained open until midnight. These events are accessible to non-members, and Temporary Event Notices (TENS) are obtained as required.
- 18.2 5 April 2025. On this Saturday, the club hosted both a quiz night and a private celebration for an 80th birthday. The evening saw a higher number of attendees than usual, yet there was no extension to the normal closing hours. All festivities ended by 11:00pm, and all guests had left the premises by the required time.
- 18.3 6 April 2025. This event occurred on a Sunday. No club events were scheduled, and the premises closed at 11:00pm. The last drink was served at 8:00pm, and the premises were empty thereafter. Should any disturbance have taken place later that night, I do not believe it was related to club activity or its members.
- 18.4 25 April 2025. Our bar manager had received a complaint from a visitor at the club that a resident living opposite the club was photographing and/or filming people, raising safeguarding concerns regarding her children. Our bar manager recorded Mr Cordner filming the club and its patrons.
- 18.5 31 May 2025. The club hall was hired by a member on this Saturday, with the opening hours extended until midnight, fully compliant with our licence.
- 18.6 27 June 2025. The club operates until midnight on Fridays, this approach reflects proactive efforts by the club to encourage patrons to leave promptly and respectfully before the official closing hour, supporting a considerate environment for both guests and neighbouring residents.
- 18.7 28 June 2025. Our client notes that a noise issue was reported, specifically, a group of young adults, unaffiliated with the club, were present at the burger van around 9:30pm. These individuals had no association with the club or its membership. For the avoidance of doubt, records show that final sales at the club concluded at 11:00pm, and the premises were closed before the time referenced in the complaint.
- 18.8 5 July 2025. This was during one of the warmest periods of the year, which may have necessitated keeping doors open. There was no live music being played on this evening.
- 18.9 12 July 2025. On this Saturday, the club hosted a special music event featuring an Abba tribute night. The performance concluded at 11:00pm, while the premises remained open to guests until midnight. Events of this nature are accessible to both members and non-members, with Temporary Event Notices (TENS) obtained as required to ensure compliance with local regulations.
- 18.10 18 July 2025. Although we try and keep windows and doors closed, during certain periods, such as warm weather, it becomes necessary to ensure adequate ventilation and comfort for guests. While open doors can result in noise being more audible to neighbouring residents, the decision to do so often reflects the

club's efforts to balance the needs of its patrons with sensitivities to the local community and prevailing weather conditions. Again, no live music was being played on this evening.

18.11 20 July 2025. This was on a Sunday, the final drink was served at 9:20pm, and the club closed its doors at 11:00pm. There were no individuals associated with the club present at the premises at the time referenced.

19 The morning deliveries complained about at paragraph 45 of Mr Cordner's have occurred for well over 20 years. We have, however, now managed to negotiate a later time and deliveries will be changing to around 10am on a Monday morning.

20 The comments from Mr Cordner at paragraph 50 of his witness statement are unhelpful and offensive. Remembrance weekend is particularly important for the Royal British Legion and is when we focus our minds and our charitable donations to honour the sacrifice of those who have served for our benefit.

21 Our club committee has consistently addressed the ongoing complaints with professionalism. Since the initial concerns were raised, significant steps have been taken to address the issues brought forward by Mr and Mrs Cordner. These actions include:

21.1 Removal of all seating from the front of the premises

21.2 Signs placed specifically requesting respect for our neighbours

21.3 The removal of the smoking area from the front of the building to the side and garden

21.4 Constant vigilance from staff and committee members to ensure people do not congregate at the front of the building

21.5 Liaising with local council

21.6 Reducing our opening times

21.7 Changing the delivery times

21.8 Not renewing lucrative contractual arrangements

22 I have no record of any complaints from [REDACTED] I invited [REDACTED] to meet with us to discuss her first email complaint, but she did not attend the arranged meeting. I therefore emailed her responding to each of her comments separately as can be seen at page 5 and 6 of JAC4, the exhibit to Mrs Cordner's statement. Since then, [REDACTED] emailed twice regarding parking and signage. On both occasions we acted immediately, by ensuring all signage sat within the club's boundary and not on the grass verge and putting cones out to stop people parking at the end of her drive. Unfortunately, there are no restrictions on this road, and we cannot stop people parking along it. I know

it's frustrating and I will speak to the council myself to enquire whether parking restrictions can be put in place to assist, and we would also support any similar applications or requests from [REDACTED] or the Applicants

- 23 The Applicants' behaviour to our staff, patrons and committee members has been aggressive and intrusive at times. Mr Cordner's conduct towards the dance studio, its pupils, and its owner, was directly cited as the reason for their decision to ask us to allow them early release from their lease. This termination resulted in a substantial financial loss for us, but we accepted the termination to improve relations with Mr and Mrs Cordner. It also resulted in the loss of a popular facility for the young people of Corfe Mullen which has now had to relocate to another town.
- 24 I have sympathy with Mr and Mrs Cordner's health conditions. I also note that they chose to purchase a residence next-door to a social club with a late licence that has had continuous operations since 1923, which contribute to the character of the locality that they bought into. There is some disturbance in purchasing a house next to a social club and the Applicants do not seem to accept this. Most of what is described are the normal noises a person would expect in such a situation from a well-run and respectful club. I and my committee have tried very hard to appease the Applicants.

Signed: [REDACTED]

Date: 4th November 2025

ROYAL BRITISH LEGION CORFE MULLEN

Picture courtesy of Google Earth



Legion Officials

Representation – Club President

I am the Club President and former Club Chairman who dealt with Mr & Mrs Cordner at the outset. My first contact with Mr Cordner was not a nice experience, he was having issues with the noise from the dance studio, which was well within reasonable levels and he complained continually about the noise, the parking and everything, I tried very hard to show sympathy but he just would not stop complaining. I tried to tell him the dance studio wasn't doing nothing wrong and that we were just landlords, if he wanted to resolve the problem he should just speak to [REDACTED] that hired the hut from us. He came across as a very unreasonable man and so I did speak to [REDACTED] myself and she was aware of his complaint and had tried to deal with him but he wasn't listening to her. I thought it was all dealt with until we received a letter from RBL saying that he was complaining, not just about the dance school but also about everything we did, people leaving at night, the burger van and everything. The letter was given to the committee and dealt with professionally and I removed myself from dealing with him as part of his complaint was aimed at me. This club has been here for 100 years, my family has been heavily involved with this club for generations and I feel personally frustrated as his complaining has effectively led to me resigning from my role on the club and branch committees and has had a serious impact on my own mental health, I fully support the club and the committee in fighting this complaint and hope you can see how anti-community this man is.

Club Treasurer

I write in my capacity as Treasurer of the Corfe Mullen Royal British Legion Club Limited (CMRBL) regarding the current licensing review prompted by repeated complaints from a single neighbouring resident. I wish to present an accurate account of the Club's conduct and set out the extensive measures our committee has taken to address and reduce any potential disturbance, and to outline the very real impact these vexatious allegations have already had, and continue to have, on both our members and the Club's financial sustainability.

CMRBL has been part of this community for over 100 years, providing vital social, welfare, and charitable support to veterans, their families, and local residents. We are a not-for-profit organisation run by volunteers, and every pound we raise helps us to deliver welfare support, community activities, and remembrance events. Our purpose extends far beyond the sale of alcohol; we provide a safe, welcoming environment that

combats isolation, raises funds for service charities, and hosts remembrance and welfare events central to the life of our town.

Our committee takes compliance with the Licensing Act 2003 and local regulations extremely seriously. Environmental Health inspections and Police visits have confirmed our compliance. The notion that we are a source of persistent disturbance simply does not reflect reality. But, in response to concerns raised, however minor or unfounded, we have implemented a series of measures designed to minimise any inconvenience to our neighbours. These include:

- Ending our agreement with a long-standing Stage and Dance Academy in November 2024, resulting in the loss of a valuable community tenant and a significant reduction in rental income.
- Removing all outdoor seating from the front of the building, even though this area was popular with members.
- Installing clear signage reminding patrons to respect our neighbours and to leave the premises quietly.
- Terminating the tenancy of MK Kitchen (burger van), which had operated responsibly and provided food for visitors, leading to a further loss of income.
- Erecting “No Smoking” signs at the front of the building and asking members not to congregate near the neighbour’s property line.
- Ensuring all doors and windows remain closed during events to prevent noise escape.
- Adjusting our opening hours to reduce late-night activity, further impacting our main source of income.
- Ending entertainment and music earlier than previously scheduled to minimise evening disturbance, a further significant reduction in our income.

The combined loss of income from the Stage and Dance Academy and burger van alone amounts to £1,750 per month. Some of this has now been offset by new tenants but we are still incurring a monthly loss of income from those two sources alone of £850, a significant financial burden for a volunteer-run organisation. This figure is matched by the impact of changing our Friday night opening hours to now shut an hour early at 11p.m.

In the event of live entertainment, or a private party wishing to extend beyond 11p.m. we always obtained the necessary TENS Licence from yourselves, and other than New Year’s Eve which extends to 1a.m., no function went beyond midnight. To the best of my knowledge these applications have never been refused. We now, no longer offer the facility for private parties to request an extension to midnight, further impacting our income streams. In addition, the restrictions have affected our members’ enjoyment of

the premises and created internal tensions within the Club. We had to convene a Special General Meeting to explain to our membership why these changes were necessary and to ensure they understood that they were implemented solely to demonstrate goodwill and compliance.

Despite these substantial concessions, the complaints have persisted. We believe these ongoing and disproportionate allegations are vexatious in nature and do not reflect the experience of the wider community, which continues to support the Club's presence and good standing. The Club's conduct has consistently met licensing objectives, and our records show no breaches of conditions or verified incidents of nuisance.

The initial complaints, nearly two years ago, were directed solely at noise from the Stage and Dance Academy and did not involve the Club directly. On one occasion, the neighbour aggressively confronted the academy teacher in front of her young pupils, causing distress and intimidation. A subsequent Environmental Health noise assessment confirmed all levels were well within normal limits. After the academy vacated the premises, the neighbour shifted his focus to complaints about noise coming from the Club. These continue despite our implementation of the numerous mitigation measures outlined above.

CMRBL remains a responsible and valued community asset. We are committed to maintaining a respectful relationship with all our neighbours and to upholding the highest standards of conduct. Unfortunately, the volume and persistence of complaints from one neighbouring resident, which we believe to be vexatious and unfounded, have placed the Club under significant strain. As Treasurer, I can confirm that the cumulative effect of these repeated complaints has led to measurable financial losses through disrupted events, reduced bookings, and cancelled functions. Loss of income that threatens our ability to meet charitable commitments and maintain the welfare activities for which the Legion exists. Each allegation, however baseless, requires formal response, legal consultation, and administrative attention, further impacting our limited financial resources.

We are considering the appropriate channels to recover damages should this pattern continue, as the impact is no longer limited to inconvenience but has become a matter of financial and community harm.

CMRBL has a long and proud record of operating responsibly, courteously, and in full compliance with its licence conditions. We ask that the Licencing Committee recognise this good standing and the disproportionate effect of unsubstantiated complaints on a respected and much-needed community facility. The withdrawal or restriction of our licence would not serve the public interest, nor reflect the overwhelming local support (now extended nationally, and internationally!) the Club enjoys.

On behalf of our members, volunteers, and the wider veteran community, I respectfully urge the Licencing Committee to recognise the significant efforts we have made, the financial sacrifices we have borne, and the absence of any substantive evidence of wrongdoing, and to allow the Club to continue operating under its current licence and to consider the harm already caused by these repeated and unjustified allegations.

Responsible Authority Representations

Environmental Protection

Please find my response below reference the Royal British Legion (RBL) in Corfe Mullen.

My involvement in this matter has focused on investigating noise complaints related to the Sapphire Dance Academy, (ref: SRU 40804 & 41447 May 2022, 50596 and May 2023) which operates from a separate building located at the rear of the RBL car park. To my understanding, the RBL are the landlords of that building.

My direct engagement with the RBL began when Mr Cordner contacted our Licensing Team regarding various concerns he had with the RBL (ref: SRU 51238), and I was copied into the response. Subsequently, I was contacted by xx from the RBL, who enquired whether there was an active noise investigation involving them. I confirmed that there was not, and explained that, in accordance with our noise complaint procedures, they would have received formal notification by letter if a case had been opened.

To clarify, the complaints I received have been about the Sapphire Dance Academy were investigated but did not meet the threshold for statutory nuisance. Mr Cordner has raised concerns about late-night noise from patrons leaving the RBL and waiting for taxis; however, this type of disturbance falls outside the scope of our investigation powers. I did suggest mediation to Mr Cordner as a possible way forward.

Immigration – Response saying no representation

Dorset Council, Safeguarding Team – response saying no comments

Dorset Council, Planning – Response saying no comments

DWFRS – Audited 14 October 2025, reasonable standard of Fire Safety

Dorset Police – no response

Dorset Council, Health and Safety – no response

Public Health Dorset – no response

Dorset Council Trading Standards – no response

Dorset Council Licensing – no response

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APPENDIX 6 – Town Council Representation

Town Council

Corfe Mullen Town Council has received a mixture of feedback from residents regarding the Royal British Legion premises. The comments received are summarised below and are provided for consideration as part of this review.

Concerns raised by residents include:

- Complaints of general anti-social behaviour and noise.
- A video shared on social media showing youths fighting and consuming alcohol in the Royal British Legion car park on the day of the Corfe Mullen Carnival (Saturday 14th June 2025).
- Members of the public have reported consistently being able to enter the premises and purchase alcohol without being a member or being asked to sign in as a guest.
- Two residents have expressed their concern to a councillor regarding how the premises is currently being operated and the associated noise and nuisance.
- The premises is “rife with drugs and is quite literally a drug den, the place is not used for good in the slightest”

Supportive comments received include:

- Recognition that the Royal British Legion has been part of the community for over 100 years, predating many of the surrounding residential properties.
- A member stated they have always found the club to be welcoming and that, due to their age, it is the only local facility within walking distance where they can socialise.
- They also reported that they have never witnessed any anti-social behaviour or excessive noise inside or outside the premises.

The Town Council wishes to note that its response reflects only the feedback received from members of the public and does not represent an independent assessment or opinion of the Council.

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Representation 1

I wish to provide my **FULL SUPPORT** of the request and application made by Mr John and Mrs Jane Cordner of [REDACTED], as like them, we too as a family/household are **VERY** negatively impacted by the Corfe Mullen British Legion, and current licencing hours, noise, customers and cars, as well as other issues.

We are aware that [REDACTED] are also impacted badly and agree with the application, yet are too worried to comment for fear of attack / retaliation and harrassment.

My [REDACTED] are also impacted by the noise.

The music is way too loud.

Often myself and my family will be trying to sleep and the music is so loud, we can't sleep, and can hear the lyrics!! it's ridiculous the volume that they play music / lets DJs play music / allow singers to set their microphones ... the customer's ears must be ringing! The volume is unnecessary and too loud. It impacts us on a weekly, and on the weekends, a daily basis. In the summer, we can't have our windows open due to the volume!

We support a request to enforce volume reduction / reduce the hours that loud music can be played until... to 10pm limit.

Despite the licensing hours, and the feedback from the Legion that they stop playing music by 11pm: The legion are definitely NOT obeying the current license and operate outside of what they are licensed to do.

Car parking is dangerous, often with cars parked carelessly and with no regard to traffic / pedestrians / neighbouring homes. Cars are parked all along the roadside, up on the curbs / pavements, and many times parking over residents driveways, preventing us/them from entering or leaving our drive. The cars also are a hazard to the school children walking (**especially wednesdays when slimming world are there**) , and the cars pose a real danger as they obscure view and restrict traffic flow. We have requested double-yellow-lines numerous times to the council, yet to no avail. The inconsiderate parking and the volume of cars is an accident waiting to happen, as well as an obstruction to us as residents (blocking our driveways), an obstruction to pedestrians and to traffic. The legion shows no care or regard when we ask for cars to be moved, and we are subjected to rudeness, insult and threat!!

We also worry about drink driving, as often observe customers leaving, who appear to be under the influence, get in the cars and drive!

We also experience noise nuisance from Legion customers revving engines and cars very late at night - another reason we support the opening hours to be reduced.

Beer barrel deliveries also take place at 6am fridays - causing huge noise and we request consideration to adjust this delivery time to 7am the earliest as neighbours are being woken by the lorries / barrell noise / shouting every single week at 6am friday!

Concern re Under-age drinking and drug-taking in the legion. Often alcohol is said to be served to under-age patrons who then leave the legion, and take the alcohol / glasses over to the cemetery to drink!

A recent example of this was on carnival day - myself and other residents then needing to clear up the dangerous smashed glasses and drug-taking paraphernalia from peoples graves!!

There was also a fight in the car-park involving drunken customers... and general shouting, swearing and antisocial behaviour.

More governance by the management is needed!

The recent rental of car park space by ████████ MK Kitchen, resulted in him having to move location, as he was bullied, victimised, harassed and forced out. The legion initially charged him a lot of money to serve food on the carpark site, yet as soon as they themselves started to provide food (not run properly and legally either!)...the legion management and staff, and 'customers / drinkers club' made ████████ life a living hell: he was threatened, attacked and he too worried about the safety of his food truck, and worried about the safety and wellbeing of his (Indian) family. He was forced to leave. A ████████ (customer and husband of the now ████████ (██████████)), physically attacked ████████ of MK Kitchen. So the relocation of MK Kitchen had nothing to do with Mr & Mrs Cordner of ████████... this was due to Bullying by the legion manager / staff and 'loyal' customers.

Please seek comment from ████████ who may wish to comment on the application to review the licensing.

A simple reduction in volume allowance, a request to maintain closed windows on live music / dj / live act nights, a reduction in licencing & opening hours to 10pm, and a restriction of on road parking, and the request that customers do not use the car park for smoking, drinking / socialising (causing noise and fighting & litter), would make a huge difference to the quality of our lives, which currently is so low due to a few unkind, aggressive, inconsiderate people.

For homeowners to have to consider selling their home to escape this seems unfair... yet that is the reality.

Representation 2

I wish to make a representation in relation to the premises licence for the Corfe Mullen Royal British Legion Club. My concerns relate primarily to the prevention of public nuisance and prevention of crime and disorder licensing objectives.

Since summer 2022 I have supported Mr and Mrs Cordner, who have experienced significant and sustained disturbance from noise at the premises, particularly at weekends and late at night. Despite their reasonable attempts to resolve these issues directly with the club, little progress appears to have been made, and they have been left feeling distressed and isolated.

I have personally witnessed the ongoing impact on their wellbeing, including loss of sleep and anxiety, which are consistent with the nuisance described. More broadly, I am concerned that the handling of this issue has contributed to wider community tension and undermined confidence in local leadership. The recent incident of assault reported by Mr Cordner in November 2024 raises additional concerns about public safety and the potential for disorder associated with the premises.

While I recognise the value of the club to the community, I believe conditions are needed to ensure proper control of noise and behaviour, and to rebuild community trust.

Representation 3

During a stay as a guest in the area, I experienced significant disruption caused by noise and behaviour from individuals outside the premises, particularly during the early hours of the morning.

This included:

- Groups of people congregating outside, talking loudly and using inappropriate language.
- The sound of bottles and other disturbances very early in the morning.
- Arguments among those who appeared to be drinking and smoking outside.
- Loud thudding noises and music continuing late into the night.

These issues made it extremely difficult to get to sleep. The combination of loud noise, aggressive language, and ongoing disturbances created an uncomfortable and unpleasant environment, especially at times when one would expect quiet.

I believe these disturbances are relevant to the review of the premises' licence, as they have a direct impact on the peace and wellbeing of nearby residents and guests.

Thank you for taking the time to consider my comments and please let me know if you require any further details.

Appendix 8 - Support for the RBL

Representation 1

i am writing in regard to the Corder complaint and in support of the Corfe Mullen branch of the British Legion.

I have been a member of the Legion for several years and have always found it to be a 'tightly run ship'. I have never witnessed any mismanagement of the club, or the flaunting of any of the licensing laws at any time. I have also found them to be scrupulously conscious in regard to noise when leaving the club and actively display posters reminding people to leave the premises quietly. I have attended multiple evening and afternoon events and have never witnessed any anti-social behaviour or any noise disruption.

I have also used the club to attend Slimming World classes and also Pilates sessions weekly and have found the staff and management of the club to be helpful and welcoming at all times.

In conclusion, as a widow of many years, I really value the social interaction the club offers. I feel it is a safe place for me to go and I feel protected and welcome at all times.

Representation 2

It has come to my attention that you have received a Notice to review the application for the Club Premises Certificate for this venue.

The Corfe Mullen branch of the Royal British Legion is an integral part of the community in the village.

My first memories stretch back over 50 years, and I accompany my husband, a veteran of the 17/21st Lancers, on a regular basis.

The club has hosted generations of families celebrating all manner of events, from family parties to charity events, and in my view serves its community and veteran's well. I have never personally experienced, or heard of any activities that would be detrimental to the community.

I fully support the Royal British Legion and all who use this valuable community asset.

Representation 3

I'm writing to say I'm shocked at the alleged complaint against the Legion. I've been a member of this club for over 25 years and have always found it welcoming, a friendly atmosphere, no trouble and a valuable asset to the community. Also we must not forget the club was established here over 100 years ago to remember our fallen, help the wounded and the families left behind whose sacrifices should not be forgotten. The club is a place for veterans to come together.

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The club is an integral part of the community, hosting Remembrance parades and Anniversaries, fundraisers, various clubs, seminars, meetings, celebrations and big part of carnival day .

To lose this club would be criminal injustice to the community . If you wish to have any more correspondence with me you are more than welcome thank you

Representation 4

I have recently heard that you have received a Notice to review the application for the Club Premises Certificate for this venue.

As a veteran of 20yrs in the Army I am disgusted that anyone would want to close a Royal British Legion Club down!!!

These clubs help support veterans and their families who are injured or have unfortunately past during service.

They also provide a great service for the local community, fun days for children and a safe good value for money haven for our elderly.

Why move into a house near/next to an establishment that provides events and entertainment for the local community then complain about it!!!!

Disgraceful!!!

The Corfe Mullen branch of the Royal British Legion is an integral part of the community in the village.

I have been a customer of the Royal British Legion since the mid nineties .

The club has hosted generations of families celebrating all manner of events, from family parties to charity events, and in my view serves its community and veteran's well.

I have never personally experienced, or heard of any activities that would be detrimental to the community.

My wife and I whole heartedly support the Royal British Legion Club.

Representation 5

I am writing in support of the Corfe Mullen Royal British Legion following the recent complaint regarding noise levels at their premises and the subsequent review of their Club Premises certificate.

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While I understand that noise can occasionally be a concern, I believe it is important to view these instances in the broader context of the Legion's invaluable contributions. Furthermore, these events are only likely to occur no more than a few times a month at the most, usually when there is live music.

The Legion has consistently demonstrated a willingness to work with neighbours and local authorities to ensure its activities remain respectful and inclusive and if any disruption has occurred, I am confident it was unintentional and will be addressed with the utmost care and consideration which it has already done by reducing its closing time to 11pm.

We must remember that the Royal British Legion is more than just a venue—it is a living tribute to those who have served our country. Its presence enriches our community, and I hope we can continue to support its mission with understanding and goodwill.

Representation 6

I'm a member of the Corfe Mullen RBL, and the proud Standard Bearer for the annual Remembrance Sunday parade through Corfe Mullen village.

I am objecting to the recent notice given by Mr & Mrs J Cordner for the review of the club premises certificate and would like to see the details of this application please.

I've attended many happy social occasions at the RBL club, whilst they can be loud, there is very little anti social behaviour, however, I admit I've not attended every social event.

Representation 7

I would like it noted that as a Corfe Mullen resident of over 25 years I DO NOT support Mr & Mrs J Cordners and object to the request to review the license of Corfe Mullen British legion.

I have always found the Corfe Mullen British legion to be accommodating and responsible whilst trading as a community venue. I believe they are conscientious in ensuring minimal disturbance to its neighbours. This established community venue was already in situ for a number of years when Mr & Mrs Cordner bought their home therefore they were aware of its presence which seems unfair to now dispute.

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Representation 8

I am most concerned with the proposed review of club premises requested by Mr and Mrs J Cordner.

The Legion in Corfe Mullen is a vital hub of community activity. Any allegations of anti-social behaviour or noise pollution are utterly false. I teach at the adjacent school (Lockyer's Middle) and I can assure you that any incidents of anti-social behaviour would be reported to us. There have been none. We would take such situations extremely seriously as we must ensure that we safeguard our pupils.

The Legion is a vital community resource. It must be allowed to continue to function as it has. It is my understanding that Mr and Mrs Cordner moved into a property adjacent to the Legion during the Covid lockdown period, when activity was understandably significantly reduced across the country; everywhere was quieter. There may be more noise now than when they first moved in, but this does not equate to noise pollution. Any suggestions of public nuisance, public safety or crime and disorder are scandalous.

I do hope your officers visit the Legion and enjoy the warm, welcoming environment. You will see for yourselves that there are no grounds for this review.

Representation 9

I am writing to you as 3rd generation of my family to frequent corfe mullen royal british legion, can I just say what a pleasant little club this is barstaff are friendly the patrons are warm and welcoming, it is a nice place to meet friends old and new with entertainment pool snooker darts quiz nights bingo, I have only ever seen a bit of disruption when local youths who had been stealing drink from local garage were hanging around might I say on road outside legion who were moved on and dispersed very quickly I am a regular on a Friday night and Saturday night and am 1 of last to leave and apart from maybe a goodnight and an engine starting and driving off we are very respectful of the cordners I feel this has been a bit of a witch hunt by them as it seems like they have grievances with the dance troop that rented from legion after the dance troop left they seemed to focus attention to the british legion numerous complaints to which legion has to best of ability remedied, the burger bar lease was not renewed because of noise etc which provided a nice income to legion the club is open 6- 11 mon to wed 4-11 Thurs 3-11 Fri 12-11 sat and 12-7 on Sunday with no extension unless it's already booked event ie party in hall i myself used to live next door to a busy shop on main road I hope you will find in favour of the british legion

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Representation 10

I would like to protest about the complaint made about the Corfe Mullen legion.

My husband is a member and plays snooker weekly. We attend parties and charity quizzes there too.

My husband and I have never witnessed antisocial behaviour. I'm sure the noise of the music travels but anyone who buys a house nearby would know this and do their homework before buying.

It has a community feel to it and is an important resource for the village.

I assume the complainants moved in after the Legion was built? If so, they should understand how a social club works.

Are you going to close the Coop or the Esso garage? They are the main problems of antisocial behaviour.

Representation 11

In response to the complaint made against the RBL I would like to say that this establishment is a community asset.

I attend a club held there on a Wednesday morning and have attended evening music events on occasion.

I would like to state that the staff are very professional and friendly. The premises are spotless and every effort is made to monitor any noise and they always request that patrons leave in a quiet orderly manner.

I have never witnessed any antisocial behaviour or loud noises.
This Royal British Legion is a real asset to the community and supports so many people.

Please leave alone for the good of the people.
We have lost too many pups and clubs already.

Representation 12

Whilst I am a current committee member at Corfe Mullen Legion and am party to the ongoing dispute, I wanted to provide an example of why my family and I are so passionate about the club, and why we want to do everything we can to help it survive.

By way of background, we first moved to Corfe Mullen in 2018, living in a property next door to The Dorset Soldier pub. Before we moved in, we spoke to [REDACTED] (the

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landlords) and asked them about noise levels and functions. We knew living next to a pub was a risk, especially with two young children, but we chose to take the property and become part of the community.

Unfortunately, [REDACTED] leaving her unable to leave the house for a long period of time. Seeking a fresh start, we relocated to Towers Way in Corfe Mullen, directly behind the village hall, where we have now lived for over five years.

I mention this because during our time in Corfe Mullen we have lived directly next to two venues that generate noise, both of which are louder and more frequent than the noise from the British Legion. Whilst the noise from these venues has occasionally been excessive, we accept that such places need to operate, and we would never consider complaining — it is part and parcel of living near a social or entertainment venue.

Due to my wife's [REDACTED] she finds it extremely difficult to be in new places and has long struggled to leave the house. In 2020, I managed to get her into The Royal British Legion. There, she was welcomed with genuine warmth and a true sense of community. The people at the club — both staff and members — made her feel “normal”. She was able to share her story and her challenges without judgement or criticism, only with kindness and understanding. That club became her safe place: somewhere, other than home or work, that she could go without fear of a panic attack.

Over the past few years, her passion for the club and for the Royal British Legion charity has grown. She accepted an opportunity to join the Branch Committee (which represents the charity, not the club), giving her a sense of purpose. She became the Community Support Officer — something I could never have imagined just a few years earlier — and has helped veterans facing genuine difficulties such as homelessness and PTSD. The club is central to her being able to do this role.

Last year, she stood for Branch Chair and was elected. She proudly marches in the Remembrance parade and, although she still cannot attend the church service due to her anxiety, she does everything she can to support the RBL — even selling poppies outside the Co-op in Corfe Mullen.

It is the club that has given her this sense of purpose, restored her confidence, and united our entire family.

I also know from personal experience that many other members of the club have similar stories; from the gentleman whose wife suffers from dementia and finds comfort in their regular visits, to those battling cancer or personal loss who find the club a place of solace and support. This isn't a pub where people come and spend all night drinking and make excessive noise, this is a community venue that is integral to the village.

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We also have a young entrepreneur who has taken on the challenge of running the kitchen, her first opportunity to develop and grow a business, alongside countless other members and groups who use the club as a vital community space. The club also contributes directly to the Royal British Legion charity through its fundraising and support work.

This club is currently facing a genuine risk of closure due to increased costs and external pressures. We cannot simply “whack our prices up”, as many of our members are pensioners who could not afford it. The club must generate income through increasing membership, private parties, local events and music nights — without these, it would struggle to remain open.

Changes to the licencing or TENS applications would severely impact the club to generate the income it needs to remain open. It has already made several operating changes to accommodate the neighbour, at severe financial loss to the club and detriment to our members, the community of Corfe Mullen need your support on this matter.

I completely appreciate that due diligence must be carried out and that the club must operate within its required limits. I do not wish to comment on the details of the ongoing complaint, as that is for the club committee to discuss. However, I felt it was important that you understand just what the club means to the village, on a deeply personal level, and the impact that any alteration to its licence could have on the community as a whole.

Thank you for your time and consideration. I sincerely hope for a favourable outcome for the club.

Representation 13

I'm dismayed to learn of the complaint against corfe Mullen Royal British Legion.

This is a well established and much needed community hub which has been serving the local community for many, many years.

It is beautifully kept, well run and a privilege to use.

Please don't allow one disgruntled neighbour (who purchased knowing the RBL was well established) to destroy this well loved and respectfully used Legion.

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Representation 14

I am writing to express my strong support for the Corfe Mullen Royal British Legion and to emphasise the vital role it continues to play at the heart of our community.

Having lived in the village for around 35 years, I have seen first-hand how the Legion acts as a true hub for Corfe Mullen. It has been the venue for many memorable occasions in my own family life, including milestone birthday celebrations for my wife and I, as well as for my elderly father-in-law. These events, like so many others hosted there, highlight the welcoming and community-focused spirit of the club.

Many years ago, when I was a regular attendee, I had the privilege of getting to know **real** veterans who also chose the Legion as their place to connect with the community. These men "**true heroes**" shared their stories, humour, and camaraderie with warmth and humility. Although many of them have sadly passed on, I believe it is important that we do not forget the spirit and original purpose of this wonderful establishment: to honour and support those who have served, while fostering community and friendship for all.

The Royal British Legion continues to contribute enormously to village life — supporting the “Annual Carnival”, hosting the “Poppy Day” commemorations, and providing a regular meeting place for residents young and old. Many of the parents I knew from my children’s school days are still regular members today; it truly remains the centre of the village.

The range of activities organised at the club is impressive and inclusive — from “Skittle Nights” and “Live Music” evenings to “Summer Weekend Garden Parties” with face painting and entertainment for children. These events bring people together and strengthen the sense of belonging that makes Corfe Mullen such a special place to live.

I have always found the Club Management to be respectful and conscientious in their dealings with both members and neighbours. They ensure that official closing times are observed and have clear signage reminding visitors to be considerate when arriving or leaving the premises.

Quite honestly, I cannot contemplate why any neighbour would challenge the respectability of this establishment. I can only assume that such individuals are either long-standing residents who have waited more than 35 years to raise a complaint, or they are relatively new to the area and regret purchasing a property near a long-established and much-loved community club.

The Corfe Mullen British Legion is far more than just a social venue — it is a cornerstone of our community, steeped in history, pride, and service. I sincerely hope the Council will recognise its continued importance and offer its full support to the Club’s future.

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Representation 15

In response to the public notice regarding a licensing review for Corfe Mullen Royal British Legion, please consider my comments when you make your decision:

The Corfe Mullen Royal British Legion is a great and valued community hub, serving local people, clubs and societies in the village for literally dozens of years.

While it still upholds the Legion's primary mission of caring for ex-servicemen and their families, albeit sadly fewer elderly members nowadays, it is also an excellent and cost-effective place for local socialising, celebrations and wakes.

I believe that the land it stands on was originally given by a benefactor, under a covenant, to always be used for community use, which is exactly what it's being used for.

I must say that, as a [REDACTED] pensioner, I've made many friends there over the years - both young and old. I always feel welcome, safe and secure when visiting for an important local night out, within walking distance from my home.

Thank you for the opportunity to register my comments on the importance of this valuable local asset.

Representation 16

I oppose to this license review. I have used & visited the Corfe Mullen Royal British Legion on multiple occasions, whilst the licence allows them to open till 2am this has never been the case and the club usually closes at 11pm most nights unless they have a band on which is usually once a month. The club has put things in place to mitigate noise where practicable possible.

Representation 17

I have lived in Corfe Mullen for over forty years and have attended many functions at Corfe Mullen RBL club, be that birthday parties, carnival day, and live music events.

I and my family have always found the legion club to be a friendly and welcoming place to visit, especially if we have had to take our children in the past it has always been a safe environment for us all to socialise.

I believe the complainants, Mr & Mrs Cordner are concerned about the anti social behaviour and noise that could possibly be heard and seen from their property. Perhaps

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there may have been episodes in the past but i have never witnessed any such disturbances.

I believe they purchased their property during the covid period when the club was closed as were lots of pubs and clubs. If they were of the understanding there would be no noise when restrictions were lifted perhaps they should have chosen to live elsewhere. Personally, I would not buy a property by an airport in the hope that aeroplanes taking off and landing would not make any noise. Research by Mr & Mrs Cordner and their solicitors would have highlighted the fact they are near the club. There are properties with boundaries as close if not closer to the legion club.

I feel the club is a great asset to Corfe Mullen, especially for the older generation and war veterans who feel safe in this establishment rather than a public house. Many generations of family have used and will hopefully continue to use the club in the future.

Representation 18

I understand that the licensing board @ Dorset Council are reviewing the club premises Certificate in respect of the Royal British Legion 80 Blandford Road, Corfe Mullen.

As an interested party I would like to give you my view of what the club means to me and my husband.

At the age of [REDACTED], I suffered a [REDACTED] 4 months later my husband was diagnosed with [REDACTED] We had quite a tough 2024 and decided that we needed to get out more socially to help our mental health and rehabilitation.

We joined the RBL and have been regularly using the facilities over the past 12 months.

The club is well supported by locals and incredibly welcoming, the committee which is made up of volunteers do everything possible to ensure that they adhere to the licensing requirements.

I have NEVER seen any alcohol being served to underage children.

I have NEVER witnessed any antisocial behaviour inside or outside the club.

People at the club are polite and well behaved, notices are on all exits as a reminder to leave quietly and respect the neighbours.

I am aware that there were tenants (a dance school) and (a burger bar) that have now moved away due to objections by neighbours which have alleviated issues previously raised.

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The club is important to us and many others for all different reasons and we would ask that you consider the matter in hand, knowing what an important community hub this is, well run, well maintained and supported.

Representation 19

I am writing in support of the Corfe Mullen British Legion.

This establishment has been part of the Corfe Mullen community for decades, providing facilities, entertainment and socialising for the entire village. They are also the centre of the Remembrance Parade, which will take place in the next few weeks.

I appreciate that in recent times there have been some disagreements with local residents with the club. However, I feel their sentiment is disproportionate to the level of inconvenience they may feel. The club has not changed, it's the life blood for many people, especially the senior generation, many of whom don't consume alcohol, but still enjoy socialising and live music. It's not just a drinking establishment. They offer snooker, pool, darts and even a skittle alley, something which is sadly waning in the county, but is unique to our area. They also offer a very reasonable rate for hire of the hall, which hosts many social groups and social occasions.

In summary, it would be a tragedy to lose such an important establishment to the community, so I would urge you to support the continuation of the Corfe Mullen British Legion in the town/village.

Representation 20

What is this club?

It is a community centre with so very much more than a few old boys talking service stories.

I would urge you to visit and even join your local club.

It's safe, always clean and well run. Been a club and much more for decades.

I beseech you to reject this complaint being unfounded and unreasonable to this community.

Representation 21

I wish to protest at the action to withdraw the licence from the British Legion in Corfe Mullen. The legion has been here even when I lived here as a child over 60 years ago and has been a central part of village life. In all that time it has never caused any problems

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and contributed in many ways to village life and as an ex servicewoman in the WRAF I have seen the work they do for our veterans. On Remembrance Sunday they lead all the events and bring the village together, they also look after our military graves at this time. To my knowledge there have not been any serious problems with either parking or excessive noise. At one time a dance school used their rooms but they no longer do and the burger van that used to come no longer appears. Also, the premises are very rarely open beyond 11pm and I have never heard anybody complain about noise or unruly behaviour. The complainant knew the Legion was there when he bought his house and should have realised there would be more activity around it than if it was a normal house. Please do not take away a much valued part of our village because of the totally unreasonable actions of one man

Representation 22

I have been a proud member of Corfe Mullen Royal British Legion for over 35 years, and in that time, I have held positions as Chairman, Vice Chairman and Bar and Finance Chairman. When the licensing laws changed in 2005, our solicitor advised us to apply for a licence until 2.00 am as a safety net, the club has never opened past 1.00 am, and that is for New Years Eve.

Like many licensed establishments, since Covid, footfall has decreased. The Club is an integral part of community life in the village.

I don't believe there have been any incidents of Antisocial behaviour, and, if there was, they would not be tolerated. With regard to the noise, there is live music, once a month on a Saturday, this finishes by 11.00 pm.

The complainants are approximately 70 yards away from the club premises, with a car park, a large hedge and a driveway between them and the club.

Representation 23

We support the RBL at Corfe Mullen as a group of like-minded friends with a common stance. We are a local group that come together at Corfe Mullen RBL once a month to talk about events that we attend, arrange timings and contacts. We drive Military Vehicles and support the British Legion as a whole by attending many events on Remembrance Sunday across the counties of Dorset and Hampshire.

The management at the RBL have been most helpful letting us meet together with many members now joining RBL.

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Our concern is when you buy a property you would look around the area and see what is near to property. The RBL has been around longer than the occupants of the property nearby. The RBL supports the local community and has made steps in the last few months for the concerns of those residents living nearby by moving outside seating and smoking areas.

Representations 24

I am writing to you to make comment on worrying rumours / developments around the future of Corfe Mullen (RBL) Royal British Legion in Blandford Road.

As a member (██████) of this club for many years, and a regular user of its facilities together with social activities it has allowed me to make many friends and acquaintances to which I otherwise wouldn't have had the opportunity. I have always felt welcome by the staff and other members and consider the venue a very safe and comfortable environment to be in.

I am a retired Qualified Professional Manager with experience across many industries and disciplines including Operations Management, Compliance in Health & Safety Environmental, Quality Assurance and Data Security to International standards. (ISO)

Due to these disciplines and personal experience, I would consider myself to be able to make unbiased and objective comments.

I would therefore have to compliment the current RBL committee members who are all volunteers - with full time day jobs doing a very good service in the running of the club within times of very difficult circumstances - past and present - and at times must seem to be a thankless task.

As with all businesses currently involved in the hospitality industry there is a struggle to keep afloat during these very challenging times - with inflation on prices, wages NIC contributions etc - Needless to say the RBL Corfe Mullen is a not-for-profit organisation and does its best to make it affordable for its members.

To offset some of these costs, the club hires out its buildings for other members of the local community involving differing social groups and their activities- these are likely to be outside the normal club membership, and are usually outside normal club membership opening times - it is evident that these activities had been well supported due to their high attendance and bring in welcome income for the club.

However, after noise complaints some of these activities have been reduced or stopped in order to appease the situation. With the subsequent loss of income.

With the above points in mind, I would like to make an observation relating to the situation with a neighbour of the club making claims relating to the prevention of crime and

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disorder public safety - preventing public nuisance relating noise and anti-social behaviour. None of which I have ever witnessed or heard about from other members?

Needless to say, there could have been legitimate reasons to making these very serious claims - however I am sure as a point of record, there would be details on file to support these comments and any resulting investigations by the relevant authorities - and if so, should obviously be considered in any future licensing review.

As for comments about Noise - this may relate to perceived changes in the clubs' activities in the Lockdown periods during the Covid Pandemic: - Those being: -
March - June 2020
Nov - Dec 2020
Jan 21 - Mar 2021

Basically, the club was not operating at normal capacity (If not Closed) during these periods- and therefore the usual ambient background noise would have logically been less than Pre-Pandemic levels.

After the lock down periods, it would have taken some time for members and others to grow in confidence to start visiting the club again in "normal" numbers.

Therefore, I think it's fair say there would have been a noticeable contrast in the normal ambient noise level, from lockdown periods to the then current - however probably no different from Pre-Pandemic Lockdown noise levels to which I am not sure if there were any previously reported problems?

As I understand - the person(s) making the complaint moved into their property during the Covid Pandemic and therefore my comments above may probably be relevant to the timing of perceived noise changes.

I think it is also reasonable to consider prior to their property purchase - that proper background checks were made at the time between vendor and buyer, with Due Diligence from their legal representatives being carried out highlighting any underlying issues relating to the property, together with the proximity of the long-established Corfe Mullen RBL club - And if fair warning of possible problems around noise or other issues were made evident?

I make these points objectively and my comments are in good faith with the view to fairness.

I have genuine concern for something that is very important to me personally and my fellow members - and wanted to make sure my thoughts are known so, they may be taken into consideration during your evaluation process.

Outside of my personal reasons for my support of the RBL Corfe Mullen - we should not forget what the main principles the RBL organisation stands for: -

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"To support the Armed Forces community and ensure their unique contribution is not forgotten".

To this end it's very evident that this club is very active and supportive of veterans and to uphold this principle especially around raising funds for the Poppy Appeal, and its hosting and the organisation of Remembrance Day Parades for those who gave their lives from the local community.

Representation 25

Please take this email as support for our community purpose built British Legion in Corfe Mullen.

I am sure I am one of a great many who support the Legion. I have visited the legion over 43 years, and my parents have been members 47 years. Whether it's been for a family skittles night, community quiz, carnival, live music, Remembrance Day or just popping in for a drink and a game of pool or darts... and at affordable price which is a rare thing.

I am astounded at how a noise complaint, has been taken this far. It might have been quiet in COVID but the neighbours moved in but they must have known they were close to a community pub, a small business car park and that noise and visitors will be part and parcel in the nature of this hub. The car legion has needed all the business it can get after COVID.

Now the volunteers who run the committee are working tirelessly and trying to raise funds for the legalities of this complaint. This should not have been taken so far to cause all this stress.

Representation 26

I am a Northern Ireland and Falklands veteran who has been a member at the Legion since 1996 when I moved back to the area after serving in the British Army.

It has always been a friendly and passionately supported club during this time. They do a lot for the local community as well as raising funds for the RBL. A lot of the people that go to the club are 50+ and I have never witnessed any issues with noise or antisocial behaviour. I think this person is clutching at straws as he cannot sell his house and won't admit that the problem lies with him.

Representation 27

I write in full support of Corfe Mullen Royal British Legion where I have been a member for the past 20 years. Married to a veteran, we regularly visit the club 2/3 times a week at

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weekends and have always found it to be a friendly, sociable club where everyone is made to feel welcome and a vital community hub. A notable number of young families have started joining over the past few months and the club appears to have a growing membership.

The club is well run with a very proactive committee and I can honestly say in the 20 years that I have been going there I have never known the police to be called. Live music is held one Saturday per month and I have certainly never seen any evidence of antisocial behaviour or excessive noise.

KEEP CORFE MULLEN ROYAL BRITISH LEGION OPEN!

Representation 28

I wish to record my support of the Royal British legion in Corfe Mullen. I am a member at this club and it is an important part of my social and working life.

My [REDACTED] [REDACTED] with my help run the kitchen in the British legion after she was made redundant from [REDACTED] I can assure you this club in the years I have been going and working there has, other than new year's eve, Never served alcohol after 12pm, since this ridiculous neighbour that has been reduced to 11pm.

The Committee, Staff and members should not be put through this stress just because these people made a stupid purchase, if the licence is revoked then I'm sure the noise from the school or road or garage.....will be next.

Please support this important historic building and the what it stands from in our community and the hard-working people in it.

Representation 29

We support the RBL at Corfe Mullen as a group of like minded friends with a common stance. We are a local group that come together at Corfe Mullen RBL once a month to talk about events that we attend, arrange timings and contacts. We drive Military Vehicles and support the British Legion as a whole by attending many events on Remembrance Sunday across the counties of Dorset and Hampshire.

The management at the RBL have been most helpful letting us meet together with many members now joining RBL.

Our concern is when you buy a property you would look around the area and see what is near to property. The RBL has been around longer than the occupants of the property nearby. The RBL supports the local community and has made steps in the last few months for the concerns of those residents living nearby by moving outside seating and smoking areas.

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Representation 30

I am writing to express my support for the Corfe Mullen Royal British Legion in light of recent complaints made by a neighbouring resident regarding noise, parking, and licensing.

The Legion has long been a valued part of our community, serving as a social and support hub for veterans and their families. It operates with respect for local regulations and community standards. Their licence clearly permits trading until 2am, and in practice, they rarely operate past midnight—New Year's Eve being the only known exception. These activities are well within their legal rights and are conducted responsibly.

It is concerning that a single neighbour is attempting to have their licence revoked based on complaints that appear disproportionate. For example, phoning in a noise complaint at 9:30pm—well before any curfew—and filming patrons from a Velux window raises questions about privacy and reasonable expectations of community living.

Additionally, the issue of parking on a public road without yellow lines cannot fairly be attributed to the Legion. Public roads are accessible to all, and the Legion cannot be held accountable for where individuals choose to park legally.

The Royal British Legion is not just a venue—it is a lifeline for many who have served our country, our son is the military and also uses the club for his get away from all they go through, It deserves our support and understanding, not undue scrutiny based on isolated grievances.

I hope you will consider the broader context and the positive role the Legion plays in our community when reviewing these complaints.

Representation 31

As veteran full support the Club Premises Certificate renewal, the establishments are vital for the wellbeing of veterans which use them.

Representation 32

I am writing to yourselves in relation to the Corfe Mullen Royal British Legion Club, I work for the NHS and we have recently taken up holding our staff Christmas parties there.

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We are never charged for the hire of the hall, and all the staff are so helpful and accommodating to all our needs. They are always happy to put food on for us (at a cost on the night) be it from a food van or from their kitchen and it is always really good.

We have also had friends leave/retire from the trust and we use the Royal British Legion Club to meet and have a catch up and a really great night. We have never had any issues there, being non members, all the members are friendly and welcoming.

We are planning future team building events there for example a bowling night, and BBQs for the summer. We also enjoy going for the live music nights they put on, always a really good night.

It would be a great loss if the club is shut, for the members and for the NHS staff that have made it their meeting place with current and past colleges.

On a social not, the club is a great place for the single/widowed and elderly community to gather for company and food. This is not just a club for drinking and music it is so much more for so many for so many people young and old.

Representation 33

I would like to register my support for CM RBL in regards to the complaint from their neighbour.

Representation 34

I am writing on behalf or Rossmore Flying Club to express our sincere appreciation for the outstanding hospitality and support we have received from Corfe Mullen Royal British Legion since we began using their premises for our meetings and events.

From the outset, the management and staff at Corfe Mullen Royal British Legion have gone above and beyond to make our members feel welcome. They have consistently demonstrated professionalism, flexibility, and a genuine interest in accommodating our needs. The facilities are well maintained, accessible, and perfectly suited to our activities, which has greatly enhanced the experience for our members.

Moreover, the atmosphere at the club is always friendly and inclusive, fostering a strong sense of community. Their willingness to collaborate and support local groups like ours is a testament to their commitment to civic engagement and responsible club management.

We believe Corfe Mullen Royal British Legion sets a commendable example of how licensed premises can positively contribute to the local community. We hope this letter

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serves to highlight their efforts and encourage continued recognition of their excellent standards.

Thank you for your attention to this matter.

Representation 35

I am writing to appeal to you, to ensure that the Royal British Legion, Blandford Road, Corfe Mullen can continue operating their services to the veterans and general public of Corfe Mullen without any changes to their licensing.

This venue is a wonderful place for veterans and the wider local community and it will be devastating to see it close.

I use this club twice weekly and have been doing so for more than 30 years.

Representation 36

We have been members of this legion for more than 30 years. Starting off as club members, then club committee members, my husband became club chairman and then club President. I was Secretary for the Branch. We have been to music nights etc but never in the whole time we have been members have we known the club to stay open until 2-00am - never.

To think that one complaint can put the whole club in jeopardy. The committee who run the club are volunteers and work hard to keep it going.

The club is for the community with many clubs held there during the day. As well as for members who play crib, quizzes, snooker, pool and darts etc. Also the Branch run from there, collecting funds for the Veterans.

Surely you must take in to account what the village will lose if you take the licence away.

We cannot understand where they get their complaints from, just trying to cause problems, so they can sell their house at greater price. Perhaps the people who made the complaint ought not to have bought next to the club during COVID. Others live near there and have not complained.

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Representation 37

I am writing to express my support for the Corfe Mullen Royal British Legion, in regard to a review of their license and to address a concern that has recently come to light.

I am aware that a neighbouring party has submitted a complaint alleging that the club operates outside of its permitted hours. I would like to clarify, as a member of the club who regularly attends band nights, that this claim is unfounded and untrue. In my experience, the club has consistently adhered to its licensed operating hours and has demonstrated a responsible approach to managing its activities.

The club plays a valuable role in our community, offering a safe and welcoming environment for social engagement, entertainment, and local events. It contributes positively to the village as supports local business such as slimming world among other local clubs and has always been respectful of local regulations and considerate of residents. In its over 100 years in the village.

I believe it is important that decisions regarding licensing be based on accurate information and fair representation and not by one person who has given false claims. I respectfully urge you to consider the club's proven track record and the support it receives from many members of the community when reviewing its licence.

Representation 38

I understand, that, due to complaints by neighbours, the license for the Royal British Legion Social Club in Corfe Mullen is currently under review. I further understand that, should the license be revoked or costly conditions put upon the Club, the Club would likely be forced to close due to loss of valuable income.

I wish to write on behalf of the Club.

I attend a Flower Club which meets at the Royal British Legion once a month. Many of our members are elderly and infirm, many widows and the Flower Club is one of the few activities they look forward to in their lonely month. If the Legion Club closes, we, too, would most likely be forced to close as to find another venue in the area with off road parking would be almost, if not impossible.

It isn't just about our Flower Club though. The Royal British Legion is renowned for the excellent work it does amongst those veterans who have bravely fought for our country. Their Social Clubs are places where those veterans can come and enjoy a

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quiet pint or meet with others. Surely they have earned and deserve the right to do this in their local area?

The current situation seems to impact solely on the neighbours who chose to purchase property next to an active Social Club. I am sure the Licensing conditions would have been available to them before purchase.

I am asking you to consider the many, many more people whose lives would be negatively impacted should the current Licensing situation change.

Representation 39

I am writing as a resident of Corfe Mullen to express my support for the Corfe Mullen Royal British Legion Club, following the recent complaint regarding noise, parking, and licensing matters.

The Legion has been a respected and valued part of our community for many years. It provides a safe, welcoming, and inclusive environment for veterans, their families, and local residents. Beyond being a social venue, it plays a vital role in supporting charitable causes, hosting remembrance events, and reducing social isolation — particularly among older members of our community.

In my experience, the club is very well run. The committee and staff act responsibly and take any concerns from neighbours seriously. Any noise or parking issues are rare and dealt with promptly and courteously.

I believe it is important that we continue to support community hubs like the Corfe Mullen Royal British Legion, which contribute positively to local life and uphold strong community values. I was widowed [REDACTED] and have found that the Corfe Mullen British Legion has been a welcoming and supportive space which I can go to and feel safe on my own.

I would therefore like to register my support for the club and for the continuation of its existing licence.

Representation 40

I am writing in support of Corfe Mullen British Legion who have recently been under scrutiny and threatened with closure after a neighbour complaint.

This establishment is at the heart of our community, holding weekly fitness classes, celebrations, wakes, quiz evenings as well as veteran support.

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I am shocked that two new residents, who have moved knowingly to this location, can cause such upset, distress and be so disrespectful.

The British Legion of Corfe Mullen must remain open and continue to be a hub of support to the community of Corfe Mullen.

I trust that the right course of action will be taken.



WIMBORNE & DISTRICT ANGLING CLUB

28th October 2025

To: Licensing Dorset Council County Hall Dorchester DT11 1XJ

Representation in support of the Royal British Legion Corfe Mullen by Wimborne and District Angling Club in respect of the forthcoming Licensing Hearing.

Wimborne and District Angling Club's Committee, of approximately fifteen attendees, has met monthly (except during Covid) at the Royal British Legion Corfe Mullen since 2016, and its AGM is also held at the premises where approximately fifty persons attend. The Angling Club is about to celebrate its 75th anniversary and has, from time to time, been forced to move its place for Committee meetings and its AGM for a variety of reasons. On the last occasion, when the Club moved to these premises, it was noticeable that finding premises for meetings was really difficult. These premises are invaluable in providing the opportunity to meet for community-based activity, such as ours, as well as providing facilities for local residents more generally. Wimborne and District Angling Club has natural ties to the Royal British Legion as we have members, both on the Club's Committee, and in the membership that have been in the armed forces.

The purpose of the licensing laws are to use controls in the public interest and not deal with complaints from a single household. This complaint in that sense is vexatious.

Furthermore, the RBL building is in plain sight in the public domain, such that the complainants must have been aware of its existence, prior to their purchase. It is also a large building. It is bound to attract local custom and facilitate leisure activity. It would be of no value to the community if its terms of use were so strict as to effectively sterilize its occupation.

For persons to move into a house in close proximity to the RBL building and then complain about it is the worst sort of nimbyism and must not be allowed to succeed. Indeed, the use, now the subject of complaint was in existence many years before the complainants chose this location as their 'backyard.'

The experience of the Club in dealing with the managers of the premises is that they are always positive and helpful.

It is important that the Royal British Legion remains viable for the community it serves. Any action that seeks to undermine its well-being in this context must be resisted.

Regards



Chairman Wimborne and District Angling Club

Correspondence to:



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Representation 42

I have been a member of Corfe Mullen Royal British Legion for over 70 years.

Over the years, I have served on both the Branch and Club Committees and was Branch Chairman for several years. I also get involved in helping with the Poppy Appeal and the Remembrance Day events.

So far as I am aware, the Legion has been in existence since 1949 and has been a very valued part of the community for both ex-service and ordinary members.

The Club Committee work extremely hard to ensure the Club runs smoothly and make sure everyone enjoys themselves. I feel it is a vital part of the community where people of all ages can meet up for a drink and a chat.

Various groups use the Club premises ie, skittles, darts, snooker, crib and it is also used for Slimming World, Pilates, U3A meetings, ukulele groups, football meetings and fishing groups, pigeon fanciers, etc. The Club also holds regular bingo and quiz evenings.

We also have several veterans who meet up regularly for a drink and a chat.

Following complaints made by the neighbour, I understand the Club Committee have made every effort to accommodate him by changing the opening hours, removing the tables from the front of the building and asking members not to drink or smoke outside the front doors. Windows are also closed when live music is in progress, which is usually held once a month.

In all my time as a member, I can never recall any problems with the neighbours.

I find it incredible that someone can purchase a house next to a social club and then complain about the noise. Maybe he shouldn't have moved there in the first place. Furthermore, maybe the neighbour should join the Legion and become part of the community rather than alienating himself from it.

Representation 43

I have been a member of Corfe Mullen Royal British Legion for over 40 years.

Over the years, I have worked behind the bar, served on both the Branch and Club Committees and was Club Chairman for several years, and until recently I served as Branch Secretary. I also get very involved in helping with the Poppy Appeal and the Remembrance Day events.

I feel the Club is a very safe place to be and everyone makes me feel very welcome. The Club Committee work extremely hard to ensure the Club runs smoothly and make sure

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everyone enjoys themselves. I feel it is a vital part of the community where people of all ages can meet up for a drink and a chat.

Various groups use the Club premises ie, skittles, darts, snooker, crib and it is also used for Slimming World, Pilates, U3A meetings, ukulele groups, football meetings and fishing groups, pigeon fanciers, etc. The Club also holds regular bingo and quiz evenings. We also have several veterans who meet up regularly for a drink and a chat.

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I find it incredible that someone can purchase a house next to a social club and then complain about the noise. Maybe he shouldn't have moved there in the first place. Furthermore, maybe the neighbour should join the Legion and become part of the community rather than alienating himself from it.

Representation 44

I have been a member of this club for 20 years in which time I have become very close to the community that support the club.

Its a safe place for me to go and in walking distance from my house. I have attended many special occasions there over the years which are very close to my heart. I have never found the club to be noisy or disruptive in any way. The club comes across as very welcoming and puts on functions such as the bingo, quiz etc that I attend and enjoy. Closing this club would affect my life and so many others.

Representation 45

I just wanted to provide my support to this wonderful community club. I have been going for about 20 years now and have made friends for life through this club. I am profoundly deaf since birth and I feel at home going there, I always feel welcome, included and understood as being deaf its hard going out anywhere else outside of my comfort zone. I also feel comfortable going there on my own if my husband has something else on.

In July I joined the Committee to help out and support them during events etc. This has also helped my develop my confidence further and increase my skill set for which I am so grateful for. It gives me a sense of purpose and feeling that I am part of a community and can do some good. The others on the committee have worked so hard, many hours

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a week unpaid just to keep the club going as following Covid it was very difficult. We try our absolute best and would be devastated to see it struggle any more or risk closure.

For many older people it's a place for them to go, one couple it's their only weekly outlet for the husband as his wife has Alzheimers, he brings her in and they sit for in the lounge for an hour or so every Friday, this is just one example, there are many others the club is an important lifeline for them and their mental wellbeing. I know others that have suffered severe anxiety, as I have done, that feel this club has been a place to keep them going.

Representation 46

I would like to express my support for the RBL Corfe Mullen keeping their licence.

I attend a Slimming World group there on a weekly basis, as do around 100 people.

The region is well used, not only by drinkers.

For the past three years our SW group have held our Christmas party there. As stated on other platforms, the music is stopped at the time required and everyone leaves quietly.

The complaint against the club should be filed appropriately. In the bin.

Representation 47

We understand that there are objections about the Royal British Legion premises at Corfe Mullen. We would like to point out that the club has been on this site for many many years, being a community hub for all the village and in use for many activities.

People have joined in celebration for many occasions, birthdays, funerals etc and it is a very welcoming and safe place for all ages to meet.

My husband, who is [REDACTED] next year and myself have lived in the village all of our lives as have both sets of our parents and grandparents. We have personally been members for at least 60 years. We have never known of anyone in the past wishing to try and stop the use of this valuable asset to the village.

As far as we know the club has been running all this time with people who are dedicated to give up their time for other people to enjoy the facilities. We applaud them for doing this.

Everyone is welcome, we still enjoy going regularly to meet friends and partake in some of the amenities on offer.

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What has changed, the premises has been there for so many years, in constant use.

Where would we go, at our age, within walking distance. it is part of the village and always has been.

Representation 48

I believe that the application to restrict the licensing hours of this long-standing community club, along with the proposed onerous regulations, is unreasonable in the circumstances. Such restrictions would significantly reduce the appeal to members and, as a result, impair the club's income, potentially leading to closure. Additionally, these restrictions would diminish the enjoyment of visiting league teams for traditional Darts, Pool, Cribbage, and Skittles matches. Shortened evenings to complete the matches within the proposed licensing hours could prove difficult and remove all joy from the games, only to be hurried off the premises at the end. The resultant loss of bar trade could render our self-funding club unviable and lead to its closure.

An early evening dance club for little girls has already been driven away due to ongoing aggression.

The club, as a business, depends solely on the support of its members, 42% of whom are aged over 65. I am currently the Branch Membership Secretary and have been a member at Corfe Mullen RBL Club for some 60 years, thirty of which I served as a barmaid and participated in both Club and Branch committees. In all this time, I am not aware of any complaints from our neighbours. The club premises are separated from the complainant's property by a neighbouring driveway and a large car park. The function room, where music occurs, is on the far side of the building, a considerable distance from the complainant's property.

Many new members with young families have joined the club since moving into new estates nearby. They are very much welcomed by the club and represent its future.

We are a self-funded community club and operate independently from the RBL. Our members are our friends and the club provides a safe place for individuals like myself to visit for camaraderie and social contact. We get to know one another at monthly Quiz Nights and Bingo sessions. We also host a Veterans group, Pilates, Ukelele group, Flower arranging, Pigeon Club, Fishing Club, Mahjong, and more, all bringing the community of Corfe Mullen together through social interaction. It is important to all members that we keep our club alive.

Over many years, the members have built up the very fabric of the club through their volunteer labour and support from local suppliers.

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Losing our treasured RBL Club due to the actions of one neighbour would be personally devastating and could mean the loss of a village facility that has existed for 110 years, given to the RBL for the benefit of the Veterans of Corfe Mullen in 1915.

Addition added 19/11/2025

Corfe Mullen RBL Club is self funding and almost entirely dependent upon income from the bar. Room hire during the daytime, whilst invaluable to the community, cannot make up for loss of bar income. To restrict evening licensing hours, especially at this time of year, could quickly render the Club unviable.

Representation 49

I am a [REDACTED] single person who recently lost my sight in my left eye [REDACTED] [REDACTED] the support I receive from the members & staff at the RBL is vital to my ongoing recovery and losing this safe environment would be detrimental to the community and myself.

I have been a member for over 20 years and with the support of the community have now got the club into a very safe and pleasant place to congregate whether young or old. Far too many places are struggling due to the explosion of costs without having to deal with unwarranted complaints from a close proximity neighbor.

Losing this club will condemn me to a solitary life in my home.

Representation 50

I have been a member of Corfe Mullen Royal British Legion for over 30 years. The Club plays a very important part in the community of Corfe Mullen. It is extremely important for our veterans, especially at this time of year.

The club plays host to many local groups and societies and the village comes together there for events such as Remembrance Sunday and the Corfe Mullen Carnival. Any changes to the licensing conditions would have a detrimental impact on the village.

Representation 51

As an eighty five year old ex regular soldier ,I would like to emphasize the support that the Corfe Mullen Royal British Legion gives , and has given ,to many retired service personnel and local members over many years , and hope that any future decisions regarding the operation and licensing of this community center, will allow it to continue with its excellent work of support for many years to come.

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Representation 52

I would like to point out that Royal British Legion has been there for over one hundred years way before any of the Houses

In the area were built

I am a member of the club and at seventy-four years' old I find it a very pleasant environment in which to socialise, the club

Is well supported by locals and incredibly welcoming for someone of my age as there is no where else local that I can walk to

I would also like to point out that I have never witnessed any antisocial behaviour or excessive noise inside or outside the club

And the club do have notices on all exits to remind members to respect neighbours

Representation 53

I've been a member of this club for over 40 years. In all that time, I've never known there to be any problems with neighbours until the Cordner's moved in.

I've lived in Corfe Mullen all my life, and I can honestly say this club is a big part of village life. I've seen it busy and thriving in the past, and I've also seen the village come together to help get it back open after Covid.

People gave their time for free to help decorate, fix things up, and make sure the club could stay open. That's what community means, something outsiders don't always get. Just because someone buys a house near here, it doesn't mean they can start complaining about what's been part of the village for years.

Those of us who grew up here know how important the Legion is. It's not just a place for a drink — it's support, friendship, and a safe place for many. Personally, the club and its members have helped me through some of the hardest times in my life. They've kept me going when I was close to losing everything. I honestly believe I wouldn't be here today if it wasn't for this club and the people in it.

That's why this licence review shouldn't go ahead. The Cordners chose to move here, knowing the club was part of the village. I've spoken to other neighbours who support us and have been told that the Cordner's will not stop until they have closed us down and many are worried the club could be closed, that must not happen.

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Representation 54

I am writing in support of the Corfe Mullen Royal British Legion (RBL) regarding the recent noise dispute raised by a neighbouring property.

I have been a proud member of the Corfe Mullen Royal British Legion for over 30 years and have previously served on the committee whilst also representing the football team as Club Secretary, as well as being involved in the pool, snooker, and skittles teams.

The RBL has been an integral part of our community since 1923. The neighbouring property in question was only purchased around five years ago, at which time the new owner would have been fully aware that they were moving next to an active social club. It is my understanding that this issue has only recently surfaced, possibly coinciding with the neighbour's attempt to sell their property at a higher value.

Over the past three decades, I have attended countless gatherings at the RBL, including birthdays, weddings, christenings, tribute band evenings, and wakes. Most fondly, the Legion has always been the heart of our village celebrations, particularly on carnival days.

With the increasing pace of property development in Corfe Mullen, it is more important than ever to preserve and support long-standing community establishments like the Royal British Legion. This venue plays a vital role in bringing people together and encouraging the next generation to get involved in community life.

My father served as the Lieutenant of the Parkstone Sea Cadets, and as a family, we have always attended the Remembrance Sunday parades—one of which will take place this coming Sunday. The RBL is essential to this event and to ensuring that the sacrifices of our servicemen and women continue to be honoured in our village. I sincerely hope it can remain the central hub for many more Remembrance Sundays to come.

This issue is deeply concerning to me, and I hope that the dedicated committee members and volunteers of the RBL have not experienced undue stress or late nights in working to resolve it.

The Royal British Legion is not just part of our local community—it is a proud British institution that deserves our full support and protection.

Representation 55

I feel it necessary to voice my opinion and observations regarding the matter mentioned above, which relates to the club of our local national institution, The Royal British Legion.

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This venue has been serving our community for over 100 years now and is valued by members and their families, past and present, and I sincerely hope that it will remain to be a source of support for members in the future. We should not forget that this venue also supports other local groups, such as Pilates, Ukelele & Weightwatchers, to name but a few.

Just like the RBL and it's club, these groups are important to many people, especially to those who may be seeking support, information or even just a smile and a chat.

My husband was born in Corfe Mullen [REDACTED] and recalls wedding receptions etc being held at the RBL venue - which over the years continues to bring the community together. He remembers people sharing their stories of family veterans, including hearing about his uncle (*who was killed in action in 1940) and also proudly recalling that his own father was a Dunkirk RAF veteran.

Re: myself, [REDACTED] and have lived in Corfe Mullen for over 40 years now. As an employee of [REDACTED] I have used the facilities during team building exercises and as a member of the Corfe Mullen RBL I enjoy spending time with people who are very welcoming and considerate. I can honestly say that I have not heard of any complaint being made against our RBL/club before, nor have I witnessed any of the issues highlighted under the 4 Statutory Objectives of the Licensing Act 2003.

My observations: The premises have signage highlighting safety, age-related, member ID and consideration policies/issues, including those indicating necessary/acceptable behaviour - "smoking area" and "please leave the premises quietly"

I have seen the staff carry out the necessary checks, monitoring the events and closing doors to minimise sound leakage and I have never seen any altercations at the venue.

The club is supported by the events that it holds and it supports people in the community, such as our esteemed veterans, allowing people to have a night out with family, friends and acquaintances in a safe environment.

I sincerely hope that all of the support is taken into account and that the club continues to serve the community for another 100 years plus

Representation 56

Loosing or changing the licence of this venue would be a great loss for our community here in Corfe Mullen.

As a non for profit venue, they have been supporting the village/town in so many ways for years now. Including our annual Carnival and of course the parade on remembrance day.

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Not only is it a vital hub for our veterans and pensioners, it supports us all young and old from sports club meetings, charity groups, slimming world, community fitness classes, wakes, local council meetings, social evening events and so much more.

I am a local community fitness instructor and I have been holding classes in Corfe Mullen for nearly 15 yrs now, 5 of those years have been in the legions function room once a week.

These classes are so important to my participants as for some it's a weekly session that supports them physically and mentally and a place for them to meet new found friends and socialise.

Without the use of the RBL, I would struggle to continue with my weekly sessions as hall hire space is limited and extremely expensive in other venues. This would not only affect me and my family, but all the lovely ladies that attend.

I truly hope that the legion can continue its fantastic work here in Corfe mullen unaffected and Implore you to take a look at the incredible support and many posts that have been shared on the Corfe mullen community pages in support of the community venue.

Representation 57

This club has been an amazing support to us since we moved to the area earlier this year. There is always a warm welcome at the legion which has helped us to make friends and feel part of the local community quickly. It's friendly welcoming has been amazing and has helped us greatly.

Representation 58

Please be aware that the local community and beyond use the legion for social and several clubs, Cannot believe that one complaint can have such an effect,

Why move next to a club with a function hall if you want silence, could it be that the person complaining works for solicitor Mmm food for thought. Please let common sense Prevail .

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Representation 59

Can't believe I am having to send an email regarding this .

The Royal British Legion have been on this site for 100 years, all the good that the name stands for alone this shouldn't be going any further. They give so much to the community, with a safe haven, a community hall where we meet every week for our classes. Without the Royal British Legion in Corfe Mullen the community and beyond would be at a loss.

Representation 60

I understand the license is under review and the local community are fearful that a loss of or significant change to the existing licence could be detrimental to the club and it's survival.

I have lived here for over 42 years having been brought up in the village and returning to raise my son here. Although not a frequent visitor to the club in the past, it offered me the opportunity to reconnect with old friends and in more recent years I have been a member and routinely supported quiz nights and live music events, a vital source of income to the club.

Having not witnessed any of the issues raised in the petition, nor seen/heard locally any negative publicity surrounding the club, it would be a tragedy if it's future is put in jeopardy and trust the review is in their favour.

Finally I would like to add the hard work and dedication of the committee members promoting the club and encouraging a sense of community should be commended and I hope they have the opportunity to continue in this.

Representation 61

Firstly, I would like to state that I do not experience any noise from the Legion. I also do not have any problems if cars are parked outside my house, they have every right to do so.

The noise of Traffic in the mornings and afternoons , noise from the playground of the school, the 24hr garage with car wash, is far in excess that the legion would create.

_____ I quote a conversation I had in December 2024 after the Dance studio had moved and I offered to mediate between him and the Legion.

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“I will not give up and I will do whatever it takes to get that place closed”

At the time I thought he was obsessed with getting it closed having said some of his avenues, one being the licence and obviously this has now happened. I still believe he will go to any length to achieve his aim.

It is my belief that if he receives any concessions by Dorset Council, however small, he will see this as a win and he will then use this to go on to claim in court the £60,000 he is saying he will need to reduce his sale value of his house. He knows the Legion could not only pay for this, but could not also afford a defence and therefore would have to close.

Let's remember is not because of any noise of the Legion why they are moving and I quote Mrs Cordner who said **“it is because their [REDACTED] daughters have now moved out and they wanted something smaller.”**

Also, I talked with Mr Cordner who said he had lost 2 sales only due the fact his solicitor had to disclose the conflict with his neighbour. After that, the house that they agreed to buy also failed because of the chain situation so they have decided to take off the house from the market until the conflict was sorted.

He will still move ASAP and he hopes the Legion will close. It's like a rich person that cannot get his own way and so tries to bully the other party.

I shall make further comments in bullet points:

- Mr & Mrs Cordner completed their purchase of the property via [REDACTED] Agency in Wimborne, in February 2020. They viewed the property and agreed to purchase in December 2019, but did not want to move in to after new year. Both of these dates were prior to the pandemic and therefore cannot be used as a reason. In addition to this, when I asked the question **“did you not check with the previous owner about noise”, his reply was “Yes he did ask and they said they have no problems”** [REDACTED]
[REDACTED] The Legion cannot be blamed that the Cordner's did not sit outside the house to check themselves.
- At the beginning of 2024, I spoke to Mrs Cordner and we discussed the situation and she said and I quote **“we do not have a problem with the Legion or burger van, but it's the noise coming from the Dance studio”**. I am unsure when this changed, but I believe it was Mr Cordner, who could not get his way with the Dance Studio (via the Legion) and therefore turned his attention to attack the Legion directly.

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Mr & Mrs Cordner have not made any concessions and have actually increased their demands month on month. In contrast the Legion have changed as much as possible to try and make the Cordner's happy.

These include the following:

- a. Removed all tables outside the front of the property to stop people congregating.
 - b. Requested the Dance studio to close all their windows.
 - c. Put up notices on the inside of the front door to ask the Members to respect our neighbours and to leave the club quietly.
 - d. Put up notices on the fire doors at the entrance, to ensure they are not opened unnecessary and kept closed.
 - e. Put up notices on Windows to keep them closed when music is being played.
 - f. Removed the smoking area that was at the front, to the side of the property and putting up no smoking signs.
 - g. Placing no parking signs on the road, during busy times.
 - h. Changed the time of final orders from 12pm on a Friday to 11pm
 - i. Etc
- Mr Cordner continues to make false comments. One example on Carnival day (even they were not here) complained about glasses being smashed. It actually was some youths from Broadstone that had been drinking in the Cemetery opposite, that got into garden bring their own drinks and glasses. The club only sold beer in plastic glasses on that day and quickly threw out the culprits as soon as they were aware.

Let's also be aware that the Cordner's are not angels, I have witnessed the following

- a. Standing on a chair or ladder to film out the skylight window the Legion and in many cases directly causing some noise, when the persons being filmed shouted up at them.
- b. Filming of the cars parking legally on the road. Again, this created responses.
- c. Around June 2024 deliberately playing as loud as possible by placing speakers in the garden, to try and annoy the dance studio. This went on for a month, I filmed it at the time and the neighbour behind (Shelley 76 Blandford Rd) had to complain to them.

Appendix 8 - Support for the RBL



Finally, I would conclude-

- Loss of income from special events will mean the club may not survive.
- Loss of income for the private parties held, would mean the club may not survive.

And most important

- **If the opening times were to change (even if they do not use them), Mr & Mrs Cordner would use this as a win to take the legion to court to close them.**

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APPLICATION FOR THE REVIEW OF THE CLUB PREMISES CERTIFICATE FOR THE CORFE MULLEN ROYAL BRITISH LEGION

The “Premises” - Corfe Mullen Royal British Legion, Blandford Road, Corfe Mullen Wimborne, BH21 3HQ Corfe Mullen - including the building(s), car park, gardens and curtilage.

The “Club” – Corfe Mullen Royal British Legion, the Holder of the Certificate, staff and those responsible with the day to day running of it.

Conditions and amendments agreed between the Applicants and the Holder of the Certificate

1. A refusal log will be kept at the Premises and be maintained by the Club to record the refusal of alcohol to underage or intoxicated persons. The details collated will include a description of the individual refused, the date and time, the details of the product refused, the reason for refusal and the name of the staff member. The log shall be kept for a minimum of 12 months and made available for inspection by authorised officers on request.
2. The Club will maintain an incident log, to be kept at the Premises, to record details of any complaints, refusals of entry, ejections, or incidents of disorder or disturbance at the Premises. The log shall be kept for a minimum of 12 months and made available for inspection by authorised officers on request.
3. The Club will post on the website a named point of contact, including telephone number, so that local residents can report any noise issues or other complaints directly to the Club.
4. All licensable activities are from 08:00 hours to 23:00 hours, save for New Year’s Eve when the terminal hour for licensable activities shall be 01.00 hours on 1st January.
5. The Club is responsible for ensuring that patrons and the public vacate the Premises by 23:30 hours, save for when the Club is operating under a TEN and/or on New Year’s Eve. On New Year’s Eve the Premises must be vacated by 01.30 hours.
6. Prominent, clear notices shall be displayed at all exit and entrance points at the Premises saying “Please respect our neighbours and leave the club quietly”.
7. From 22:00 hours onwards when qualifying club activities are being carried on, a staff or Committee member of the Club shall actively monitor and discourage loitering or congregation in the area immediately outside the front of the premises and ensure that people leave the Premises pursuant to condition 5 above.

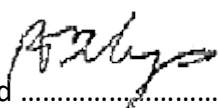
8. No outside seating to be placed at the front of the Premises.
9. The front of the Premises will display no smoking notices and the smoking areas shall be located to the northeastern side of the building and the beer garden to the rear of the building.
10. No deliveries or waste collections including bottles to be carried out between the hours of 23:00 and 08:00 (the following day).
11. The following conditions be removed from the current Certificate (as these are either statutory requirements or are now superseded by the proposed agreement above):

14, 16, 21 and 22.

Signed *Philip J Day*

Dated 28 November 2025

Philip Day, solicitor of Laceys Solicitors on behalf of the Royal British Legion Club Corfe Mullen as holders of the Club Premises Certificate

Signed 

Dated 28 November 2025

Paul Dunlop, solicitor of Blanchards Bailey Solicitors on behalf of Applicants for the Review