

**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.

Appendix 1 - Application for Review

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.

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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:

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"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.

Appendix 1 - Application for Review

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.

Appendix 1 - Application for Review

		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.

Appendix 1 - Application for Review

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

Appendix 1 - Application for Review

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
[REDACTED]
[REDACTED]
[REDACTED]
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

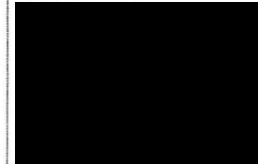
To: Vanessa Gibbard
Environmental Health Officer

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.

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.	
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	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.	



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

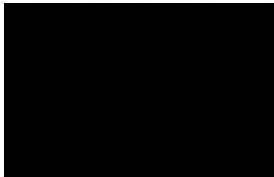


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Mr John Cordner



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

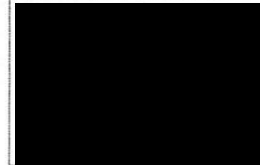
To: Vanessa Gibbard
Environmental Health Officer

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
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Signed:

Page 5

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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.

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

Appendix 1 - Application for Review

- Noise from road traffic: This is mainly dealt with by the Police or Department of Transport (Enquiry line 020 79448300)
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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.

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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

Appendix 1 - Application for Review

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]

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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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message or any of its attachments. For information on how Corfe Mullen Town Council processes your information, please see http://www.corfemullen-tc.gov.uk/Policies_and_Documents_4414.aspx

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.

Appendix 1 - Application for Review

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.

Appendix 1 - Application for Review

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"

Appendix 1 - Application for Review

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

Appendix 1 - Application for Review

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

Appendix 1 - Application for Review

- 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

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