

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

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

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

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

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

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

- 18.11 20 July 2025. This was on a Sunday, the final drink was served at 9:20pm, and the club closed its doors at 11:00pm. There were no individuals associated with the club present at the premises at the time referenced.
- 19 The morning deliveries complained about at paragraph 45 of Mr Cordner's have occurred for well over 20 years. We have, however, now managed to negotiate a later time and deliveries will be changing to around 10am on a Monday morning.
- 20 The comments from Mr Cordner at paragraph 50 of his witness statement are unhelpful and offensive. Remembrance weekend is particularly important for the Royal British Legion and is when we focus our minds and our charitable donations to honour the sacrifice of those who have served for our benefit.
- 21 Our club committee has consistently addressed the ongoing complaints with professionalism. Since the initial concerns were raised, significant steps have been taken to address the issues brought forward by Mr and Mrs Cordner. These actions include:
- 21.1 Removal of all seating from the front of the premises
 - 21.2 Signs placed specifically requesting respect for our neighbours
 - 21.3 The removal of the smoking area from the front of the building to the side and garden
 - 21.4 Constant vigilance from staff and committee members to ensure people do not congregate at the front of the building
 - 21.5 Liaising with local council
 - 21.6 Reducing our opening times
 - 21.7 Changing the delivery times
 - 21.8 Not renewing lucrative contractual arrangements
- 22 I have no record of any complaints from [REDACTED] I invited [REDACTED] to meet with us to discuss her first email complaint, but she did not attend the arranged meeting. I therefore emailed her responding to each of her comments separately as can be seen at page 5 and 6 of JAC4, the exhibit to Mrs Cordner's statement. Since then, [REDACTED] emailed twice regarding parking and signage. On both occasions we acted immediately, by ensuring all signage sat within the club's boundary and not on the grass verge and putting cones out to stop people parking at the end of her drive. Unfortunately, there are no restrictions on this road, and we cannot stop people parking along it. I know

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

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

Signed: [REDACTED]

Date: 4th November 2025

ROYAL BRITISH LEGION CORFE MULLEN

Picture courtesy of Google Earth



Legion Officials

Representation – Club President

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

Club Treasurer

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

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

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

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

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

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

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

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

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

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

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

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

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

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