

In Support of the Review of the Station Hotel License

Firstly, it was not our intention to force the pub to close by supporting this review of license. We simply want the licensee to respect the rights of her neighbours. We believe the noise generated by amplified bands within the Station Hotel is excessive and we want this noise to cease.

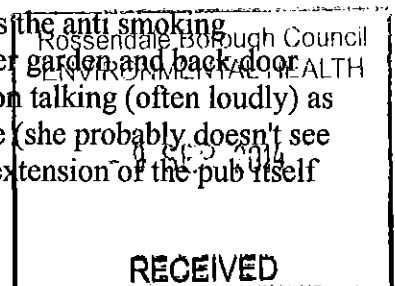
We understand that these are difficult times for pubs and they are trying to do what they can to attract customers but this should not be at the expense of their neighbours right to an undisturbed sleep or enjoyment of their properties.

The Station Hotel is in a predominantly residential area and is closely bounded on all sides by houses – to the side and rear by Limewood Close, to the front by West View and to the opposite side by houses on Helmsore Road. The Station Hotel existed long before these houses, the Limewood Close estate has been there only 11 years. The pub gained its beer garden as a result of the Limewood development, before the Limewood Close road was built access to the pub car park was through the area now occupied by the beer garden. All the houses were established prior to the arrival of the current licensee who took on the role with full knowledge of the positioning of the pub. We for our part admit that a certain amount of noise is to be expected living adjacent to a Public House in a semi rural village. However, the noise from live bands has increased dramatically under the present management and many of us felt the live music car park event "Limewoodstock" crossed a line and prompted many of us to stop putting up with the anti social behavior associated with the Station Hotel.

The Rossendale council Noise Strategy and policy aims to "minimise the effects of noise on quality of life". This means a "right to sleep without regular disturbance through the night" and "right to the enjoyment of their properties without excessive noise from neighbours, whether residential, commercial or industrial, on a regular basis such that it causes loss of amenity". The prevention of Public Nuisance is one of the four key Licensing Objectives of the Licensing Act 2003. The control of noise to minimize impacts on the local community forms a significant part of this objective and one of the most crucial elements of this is the prevention of sleep disturbance. In order to prevent sleep disturbance, noise caused by fixed plant, music or other source giving rise to a consistent noise level should be controlled. **The aim should be that the noise is barely audible outside noise sensitive premises (eg dwellings).** Low frequency noise from music (bass beat in particular) need particular consideration since the character of such noise tends to enhance its audibility".

When bands play at the Station (usually Saturday night) the noise is excessive and can be heard clearly within our homes with all doors and windows closed – the music typically carries on til midnight. In summer we either have to put up with stuffy, hot homes to reduce the noise impact or have the windows open and face the full impact of the noise (meanwhile the pub has all its upper floor windows open). Many of us have children who are trying to sleep when the bands are playing whilst we are trying to enjoy a quiet weekend evening. The venue itself seems ill suited to the playing of live amplified music. The work carried out by the licensee has made no real difference to the level of noise heard outside. The noise level inside the pub is unbearable and certainly exceeds the upper exposure action value requiring specific risk assessment for the protection of the staff. Collectively we have made complaints to the council noise team about the levels of noise. The noise has been witnessed on numerous times by the Out of Hours team and was independently judged to be a statutory nuisance. The Station Hotel has been to license review previously and this was halted when work was promised to be carried out to stop the noise. Although work has been carried out the noise limiter was never set and we still have excessive noise levels.

One change in the law that has made a difference to noise levels is the anti smoking legislation. Smokers now congregate outside the pub – the front door, beer garden and back door into the car park. The smokers take their drinks out with them and carry on talking (often loudly) as if they were still inside the pub. We feel this is not policed by the licensee (she probably doesn't see this as being in her remit). The area outside the pub has now become an extension of the pub itself and the council has to pick up the tab(s) to keep the street outside clean.



We hope this time we will get a final resolution and we can put this behind us. Complaining is not a pleasant experience (member of the Out of Hours team in your house late on a Saturday whilst in your pyjamas). Also the amount of bad feeling you are creating in the community because your complaints threaten their local boozer. We have read a great deal of this on the pub's own Facebook page and we have no interest in moving house, with its associated costs, just to get away from one poorly run and noisy pub. We expected more from a Public House backed by multi million pound business Thwaites.

Residents of Limewood Close, West View & Helmshore Road