

Dr Nicola Barcroft

Hyacinth Close
Helmshore
Rossendale
Lancashire
BB4

22nd August 2014

Dear Sirs

Application for the Review of a Premises Licence - The Station Hotel Helmshore

I am writing in support of Miss Nicola Barcroft, the Licensee of the Station Hotel Helmshore and against the application by local residents of Limewood Close to review the licence of this establishment.

I write in my capacity not only as a patron of this pub, it being one of only two remaining in Helmshore village, but as a resident of the village for over 24 years.

The Station Hotel is at the heart of the Helmshore Community and though I appreciate that going out to meet friends to drink and enjoy live musical entertainment is not everybody's favourite pastime, it is the one remaining place in this village where such activities can be regularly enjoyed by those whose it is.

I don't know whether, at the time the Limewood Close housing development was proposed, the planners took into consideration that there was a large, 150 year old thriving public house right on the corner. However, if it wasn't then it should have been and if it was, then the conditions recognising that an existing business has the right to continue under its existing consent should surely have been noted at the time.

I have personal experience of some of the inaccurate complaints being made against the Station Hotel within the last year having been a guest at a private party at a house half a mile away where the band, who were allegedly the cause of the excessive noise at the pub, were playing at the time.

I believe that though there may have been times where noise has been measured as being excessive, there are others when the complaints have been purely scurrilous and malevolent.

I have observed the efforts that the landlady and the brewery have undertaken to ensure that noise impact on the locality is minimised. This has taken the form of physical improvements to the building (no doubt at considerable cost) as well as procedures and communicating understanding to customers. I think these efforts are commendable and go beyond what could be expected to be considered reasonable.

The Station Hotel is a genuinely friendly, vibrant and enjoyable place to go and enjoy a drink and meet friends. I am a member of Team Oscar, a group of friends who raise money for cancer charities through various outdoor pursuit challenges. The Station Hotel is our meeting place and the source of much of our sponsorship and is in my view a true hub of real local community activity.

I would therefore hope that you will take into account mine and the views of others who want the Station Hotel to be allowed to thrive and be prepared not to destroy something that has been part of the village for over 150 years. The complaints of a few residents who have chosen to live next to a pub and in my view contribute little, if anything to Helmshore village life, should pale into insignificance by comparison.

Yours faithfully,



west view
Helmshore
BB4 4LE

To whom it may concern,

I am writing to express my thoughts and concerns with the current review of licence at my local, The Station Hotel.

My house is directly opposite the front of the pub and I have lived here for all of my 53 years. I drive a wagon for a living and have an irregular shift pattern.

I consider myself a regular at the pub and have become aware of the current neighbour complaints which seem to have accelerated after an organised event in aid of a local charity in August 2013. I have no problems with the pub and enjoy my time as a customer as well as neighbour. I consider the pub to be a safe, clean, inviting and well run establishment where I choose to spend much of my leisure time. I enjoy meeting new people and many of the events the pub has to offer. Pubs are closing at the rate of 35 per week; community assets such as The Station are essential and hold many happy memories.

In my view the Land lady is doing a good job to keep the pub trading in such difficult financial times, I also consider her to be approachable, accommodating and considerate. I live as close as any other neighbour and my house has been in my family for over 70 years. I have no current or existing complaints.

I am aware of a campaign against the pub and have previously forwarded to the council a letter posted through my door with the address of where to send complaints and issues to include. I would like to highlight this as nasty behaviour and not what the residents of Helmshore expect or should be subject to. Nicola included of course as a local resident.

I conclude this letter with my hope that common sense will prevail and the pub shall be allowed to continue in its plight to serve the community in many ways. I would like, if possible to attend the hearing.



[Redacted]

[Redacted] West View

Rossendale

BB4 [Redacted]

Dear Sir/Madam,

Please acknowledge my letter of support for the Staion Pub, Helmshore and its ability to host music events. Having moved to the area I have found the venue hospitable and diverse in what it offers local residents. I particularly enjoy the live music on a Saturday night and would not frequent the premises as often if the council withdraws this license. My house is directly opposite the pub and never has the level of noise caused me any disturbance or issue. Having spoken to many other residents on my street I found them all to concur with my views.

As a village, Helmshore is already lacking in amenities and social venues. To put a ball and chain on The Stations ability to play live music would further hinder the ability for Helmshore to provide to its residents. As a council I would expect you to work with both parties equally and take into consideration the vast majority of opinion, which is without doubt in support of the current status quo...excuse the pun.

Yours faitfully,

[Redacted Signature]

[REDACTED]
[REDACTED] Helmshore rd.

Rossendale
[REDACTED]

To whom it may concern,

Please accept my letter of support for The Station Hotel, Helmshore. I am surprised and somewhat worried to hear the pub's music license is under review. I have been a [REDACTED] working mainly in the valley area for 30 years. I consider the venue in question to be by far the most accommodating to its patrons and neighbors alike. They have gone to extreme lengths to please a few unreasonable residents by installing double glazing throughout. Also a noise limiter is present in the pub which aids noise control. Never have I seen a pub spend so much time and money on appeasing a handful of anti-social residents.

Yours sincerely,

[REDACTED]

In response to the music license review at the Station:

As well as being a regular at the pub since I was 18 years old, and also living nearby, I have never had any complaints to make (or even heard any from anyone else for that matter). It is a pub that caters for all types of people and events. From family Christenings to music events, everybody always has a good time in what I would consider to be a safe and sensible manner. Any potential problem, risk, or nuisance to the public is always dealt with before the issue can even arise. All reasons why this is still my local even though there are several pubs within a closer proximity.

Up until recently I was living on Curven Edge [REDACTED] so I would know if there were any issues with excessive or overly-loud noise, and there isn't. The whole thing just seems like a vendetta against the landlady, or pub, for whatever reason. The whole thing is farcical. If anything, I think it would be more sensible to focus our efforts on banning the ringing of the alarm bells at St Thomas' Parish Church at inappropriate times on Sunday mornings.

Kind Regards

[REDACTED]

[REDACTED] Jubilee Road,
Helmshore,
Rossendale,
Lancs,
BB4 [REDACTED]



Chester Crescent
Helmshore
Rossendale

To whom it may concern,

I would like to express how upset I am to hear about the second review of licence at The Station. I could go on forever about the fact that Timewood Close is only 10 years old, and the fact that the residents chose to buy a house next to a pub, but that would be stating the obvious. Instead I'd like to highlight the preventative measures in place to minimise disturbance. The beer garden seems to be out of use more than it is open. New windows & doors show commitment to reduction of noise, and I am aware of patrols by staff throughout live events to ensure minimal disturbance. Often annoying when it's busy and you're in need of a drink or a plaster cause your new heels are rubbing and 1/2 the staff are outside. I trust the community residents have gone to the same measures to protect themselves from the potential general activities that comes with buying a house next to a pub. 1771

I for one am in full support of
the station, Helmshore community and
feel I speak on behalf of many.

I trust this case will benefit
the majority and once and for all
be finished.

Yours faithfully

A solid black rectangular box redacting the signature of the sender.

11
[REDACTED]
[REDACTED] Barlows buildings

Rawtenstall

BB4 [REDACTED]

Dear sir/ Madam

I was very concerned when i heard that the Station Hotel in Helmshore is again under review due to the neighbour complaints received recently. I feel i should write my letter of support for the Landlady Nicola Barcroft and the station hotel. I have frequented this establishment on many occasions and have always found it to be welcoming, well organised and consumer friendly. I have seen at first hand the lengths Nicola has gone to to ensure the Beer garden is closed on time, the premises in and outdoors are well maintained and how she has encouraged a community spirit through football, cricket, darts and quiz teams. The atmosphere even at the busiest of times i have always observed as calm yet jovial and well managed.


I feel strongly that this public house is central to the majority of the Helmshore community and beyond as it has been for over and hundred years. For it to discontinue would be detrimental to many people who enjoy this very Traditional English local which is a pleasure to frequent after a hard weeks work.

I hope i have conveyed how strongly myself and several of my friends feel about this situation and hope for a fair and positive resolution.

Yours Sincerely

[REDACTED]

3/9/14

 Lancaster Avenue

Helmshore

Rossendale

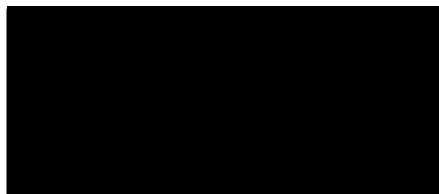
BB4 

To whom it may concern,

I would like to show my support of The Station Hotel, Helmshore. The establishment has been a focal point of the community for longer than I can remember. As my house is only a stone's throw from the pub I can tell you that the noise from the traffic is much more audible than any sound coming from the pub. I have never had any issues with the venue and think the current landlady does her utmost to keep locals and residents happy.

Helmshore is short of commercial and retail properties of recent with the closure of The Holden Vale Hotel, The Bridge End and the conversion of The Clarence, pubs are in high demand and short supply. Changing The Station would further restrict what Helmshore has to offer as well as putting jobs at risk.

Yours sincerely,



[REDACTED]
 HOLY MOUNT

HELMSHORE

ROSSENDALE

LANCASHIRE

BB4 [REDACTED]

DEAR SIR MADAM,

THIS LETTER CONTAINS FROM ONE I SENT IN JANUARY 14. I AM QUITE WE ARE HERE AGAIN. THE STATION HOTEL WAS BUILT IN THE 1840S AND WAS PURPOSE BUILT FOR A FACILITY FOR HELMSHORES PEOPLE. I CONSIDER US VERY LUCKY THAT ITS STILL IN EXISTANCE AND HASNT CHANGED. ITS PURPOSE NOR ITS DYNAMICS AS FAR AS I REMEMBER (FROM BEING A BOY) 35 YEARS ROUGLY I CAN NAME HUNDREDS OF BANDS & SOLO ARTISTS THAT HAVE PLAYED AT THE STATION. I AM LUCKY TO HAVE ENJOYED A MAJORITY OF THEM. I FIND IT A LITTLE DIFFICULT TO UNDERSTAND HOW SOME HOUSES BARELY IN EXISTANCE FOR A DECADE CAN EVEN TRY TO HAVE THE PUBS LICENCE ALTERED. ON TOP OF THAT THE CONSIDERATION FOR THESE PEOPLE ARE OBVIOUS TO SEE. I HOPE THESE PEOPLE HAVE GONE TO THE SAME MEASURES? THERE IS A LACK OF COMMUNITY SPIRIT ALL AROUND US. SOME THING THAT IS ESSENTIAL TO OUR VILLAGE. SAVE THE STATION I AM APPALED THIS 'ISSUE' HAS BEEN TAKEN TO THIS EXTREMITY. I HOPE THE COUNCIL LISTEN TO THE MAJORITY AND DO THE RIGHT THING FOR HELMSHORE.

YOURS FAITHFULLY

PS. THERE ARE LOTS OF HOUSES FOR SALE IN HELMSHORE. IF ISSUES WERE 'THAT BAD' WHY ARE NONE FOR SALE ON LIMWOOD CLOSE?

Cherry Tree Way

Hemshore

Rossendale

Lancashire

BB4

25th August 2014

Re: Letter in Support of the Station Hotel in Helmshore

This letter contains our personal opinions and is written without prejudice.

It is our opinion that the Station is an extremely well-run and highly regarded establishment. We are aware that a small number of the local residents have launched a 'campaign' of complaints, some of which has been entered onto social media sites personally and publically naming the landlady.

We believe that the Landlady has managed these complaints in a very experienced and dignified manner. We know that when we have been to the Station to listen to live music the Landlady ceases use of the side entrance and beer garden which faces the houses and carries out regular checks to prevent the sound level of the music exceeding acceptable standards. We know that there have been new triple glazed windows installed that do not open which demonstrates the significant financial commitment that the Landlady has made in order to work with the local residents.

The Station is the hub of the local community and offers a friendly, personal and safe environment to socialise in. There are no other establishments in the surrounding areas which provides free entertainment.

We hope that the views of the whole community will be taken into consideration and not only that of a small number of local residents who chose to live near The Station Hotel which has been in existence for approximately 100 years.

Yours Sincerely

[Redacted Signature]

[REDACTED]
[REDACTED] HOLCOMBE RD
HELMSHORE

BB4 [REDACTED]

FAO MISS BARCROFT .

FIRSTLY MAY I SAY WELL DONE ON PROVIDING A
CLEAN SAFE FREINDY PUBLIC HOUSE , ITS A
CREDIT TO YOU AND THE VILLAGE

I WANTDED TO CONTACT YOU THOUGH , ABOUT
AN INCIDENT LAST FRIDAY

AT 11.10PM AND THEN AGAIN AT 11.30 AND 11.45
APROX I POPED OUTSIDE THE BACK DOOR (THE
ACCSESS TO THE CAR PARK) FOR A SMOKE AS
THE BEER GARDEN AREA WAS CLOSED
ONLY TO BE CONFONTED BY A LADY HANGING
OUT OF THE WINDOW OF NUMBER [REDACTED] LIMewood
RECODING MY EVERY MOVE BY VIDIO

WHILST I ACCEPT THAT YOU HAVE CCTV I FEEL
VERY ANGERED AND VIOLATED BY YOUR
NEIGHBOURS ACTIONS TO THE POINT I INFORMED
THE POLICE THE LOG NUMBER IS ([REDACTED] AUG
2014)

AS WELL AS MY MP , LOCAL COUNCILERS AND
THE LICENING TEAM AT ROSSENDALE COUNCIL

I HAVE BEEN INFORMED THIS PERSON WISHES TO
SEE THE PUB CLOSED .

WITH THIS IN MIND I ACCEPT THAT THIS

INTRUSION FROM YOUR NEIGHBOUR IS OUTSIDE
YOUR CONTROL

AND AS IVE TOLD ROSSENDALE COUNCIL I WILL
BE HAPPY ASSIST AS A WITNESS IN THIS MATTER
SHOULD THE NEED ARISE .

ANY FURTHER CORRISPONDANCE FROM THE
COUNCIL MP ETC WILL OF COURSE BE FORWADED
TO YOU

AND AT THIS TIME I WOULD LIKE TO OFFER MY
FULL SUPPORT AGAINST THIS UNFAIR AND
UNJUSTIFIED PERSECUTION
YOU ARE FACING

KIND REGARDS

[REDACTED]

[REDACTED]

holcombe rd
helmshore

bb4

22/08/2014

To whom it may concern

I am writing to you with regard to the review of the licence at the station hotel in helmshore .

firstly I hope this time the review will go ahead and end the ordeal for the customers and staff at the pub although I am astounded it has gone this far yet again .

Although , I am not a regular I have always found it to be a great place to visit although , I did have to complain to the council and police over the actions of a resident of limewood close who filmed my every move whilst in the car park having a smoke . the police log number is [REDACTED] aug , [REDACTED]

I say alledged , as on any occasion I have been to the pub when bands or djs etc have been on and I have been outside the noise was not excessive . infact cars coming up the hill were louder than anything that could be heard from outside the pub

I have read the full details of the complaints and along with most of the other residents locally know exactly who the main complainant is ,after all they are very vocal about it . when they moved to the village in february 2004 the pub was trading with live music a regular feature therefore they new they were moving next door to a pub with all of the benefits and drawbacks were clear to see . That is why house on limewood were a little cheaper than other parts of the village .

Given that the full facts were available and the fact that the staff have tried their best to deal with this matter fairly I see no reason why the licence be revoked or changed in any way

after reading both the european noise directive [REDACTED] and the environmental protection act 1990 and the noise act 1996 I cant see why any of the complainants have any redress as I doubt it would be detrimental to health or a nuisance given that its only friday and saturday when music is on at the station .

I would also ask for the council and committee members views on the recent court cases regarding pubs and noise a good example would be hope and glory pub ltd v westminster council where it was found in the high court and judicial review that although there were 70 complaints about noise from the pub most were from the same complainant who lived across the road from the pub , it was upheld that residents adjacent to pubs nightclubs etc be expected to put up with such noise they also found that as the nuisance only affected a few people living locally IT WAS NOT A PUBLIC NUISANCE

I look forward to attending the meeting and your reply
king regards

[REDACTED]

[REDACTED]

[Redacted]
[Redacted] Bear Road
Welmstone

To whom it may concern,

BBP [Redacted]

I am disappointed to hear of the issues at The Station Hotel. With the shortage of Pubs due to the economic climate I even more upset that a pub is threatened. Pubs are a large part of our community and have been for hundreds of years. We are lucky enough to have one on our doorstep, full of cheer and laughter, friends and atmosphere.

I assume issues have arisen since a housing estate was built near the pub? I am confident that good neighbor measures are in place and are beyond the call of duty. I hope the authority responsible for this review consider the general good nature and community spirit the pub continues to create. Charity events and interactive activities are essential to a village such as ours.

I am in full support of the Station, The management and staff, long live the Station,

[Redacted]

[REDACTED]
[REDACTED] Hudney Road.
Haslingden
Rossendale
Lancs.

To whom it may concern,

I am disappointed that one of Helmshores last surviving public houses is 'again' under threat. Pubs are as much a part of our local community as churches and schools. There is a shortage of community spirit throughout the valley. The Station is clean, tidy, safe, well run and consistent. I often go in there alone and have made many friends in the friendly environment. I enjoy the varied activities and often participate in the Sunday evening Quiz and consider myself entertaining when I hit the Karaoke some Fridays. I am aware of constant complaints and struggle to understand these points of view. The Pub is close to 200 years old and has served many generations of our community it should in my opinion be able to continue to do so in the same manner. A House next to a pub should expect a degree of noise, as a house next to a school or church may be affected by parking issues or ringing of a church bells.

As consideration have been made to accommodate 'new' houses, these residents must have some degree of consideration that this Public amenity enjoyed by many and has been

[REDACTED]
Devon Crescent
Helmshore
Rossendale
Lancashire
BB4 [REDACTED]

To Whom It May Concern,

I have been a member of the station family for over 10 years. I enjoy watching sky sports, participating in the weekly quiz and enjoying the live music offering.

I have recently become aware of complaints regarding noise. I have witnesses for many months, acoustic panels applied to windows and doors and have often been asked to come inside from the lovely beer garden early in the evening so it can be closed off in order for live music to commence. This alone is a crying shame and must of course be detrimental to the business. Also all of the doors and windows are closed even in the summer time. Last summer I witnessed the heat sensor alarm system go off one Saturday evening as it was very busy and a red hot day. People were leaving as it was so hot.

The station is a well run, clean and safe public house with a varied age group and a fantastic and friendly customer base. I feel the fact that the pub is more than 100 years older than the houses should be enough alone to let this thriving and essential community hub continue to serve the community in the same way it has since the 1800's

There are pubs closing all around us. They are a huge part of our heritage which unfortunately at threat due to the economic climate. I strongly feel that the station hotel is a huge part of Helmshore and absolute credit to the landlady. Long may it continue!

[REDACTED]

[REDACTED]
[REDACTED] Osbourne way
Helmshore.
Rossendale,
BB4 [REDACTED]

Dear Sir / Madam.

I am a regular at The Station Hotel. I have been for more than 20 years. I have, therefore come to know Nicola well. I also know the pub and surrounding area well.

I do not believe that Nicola has in any way changed the dynamics of the pub in any way. Karaoke and live artists have existed at The Station for as long as I can remember. The only thing that has changed is that the Beer Garden now overlooks 'new' houses and it blocks the view of Helmshores Top.

I am aware of some complaints. I personally think measures in place are more than reasonable to be considered to the local residents, after all they have bought a house next to a thriving, safe and tidy community pub.

I hope common sense and consideration is used in any decision making over this recent issue.

Regards.

[REDACTED]

Rugby Rd. 1
Rochdale.

30th October 2014

To Whom it may concern;

I am writing on behalf of my [REDACTED]
Myself and a number of members were very
Saddened to here of the Review of the music licence of
the station hotel.

Myself and others members enjoy going to the station
for a sociable drink on a weekend. This has
recently become far less enjoyable for us. We like the
Station for its lovely friendly staff and other customers,
its brilliant beer garden and the vast variety of
different band.

Unfortunately we have not been able to use the beer
garden due to fear of upsetting their neighbours, this was
a massive disappointment to us, and such a waste of
a beautiful spot. We now have to smoke out the front which
makes the pub and surrounding area looking untidy.

Another problem I find is that when the pub gets busy it
becomes unbearably hot as the landlady is unable to open
any windows! It would be a massive shame if this great
Pub had to suffer as a result of this review.

Your Sincerely

[REDACTED]

To Whom it may concern,

I regularly go to the Station Hotel, Helmshore. I am not from the area, (I have recently moved to Helmshore from Darwen)but it's a great place to get together with friends. Always good to meet new people who are friendly, fun, and respectful in a safe environment. There are a range of activities that considers all ages and the live music from local bands makes for a good night out. It doesn't appear that there are many pubs around Rossendale that play live music.

[REDACTED]

[REDACTED] Snowdrop Close

HELMSHORE



Grane Road

Helmshore

Rossendale

Rossendale Licensing Authority,

I am disappointed to hear of the review of licence at The Station. I am [redacted] and often spend time with my friends and girl friend in there most weekends. I enjoy my time there and am aware of many improvements made in attempt to sound proof the building. I have witnessed ugly panels put over the windows, new windows and door and the garden is out of bounds before the acts start.

The station is one of very few pubs I choose to frequent, it is somewhere I feel safe, comfortable and relaxed. I am upset that a very small number of residents find living next to a pub a chore. The pub has been in situ for hundreds of years, the houses are relatively new. Why buy a house next to a pub to complain about every day activities?

I hope that common sense is used in any decision making regarding the station. OUR community, friendly local with so much to offer. The station is just about all Helmshore has left.

Yours Faithfully



Hillside Rd
Hastingsden
Rossendale
BB4

3rd September 201

RE - The Station Hotel, Licence Review;

To Whom it may concern,

I am writing in support of The Station Hotel, I have been made aware that the music licence is under review for a second time.

I would like to take this opportunity to voice my support for Nicola Barcroft - licensee.

The Station Hotel is a massive community pub which has stood for around 150 years.

Nicola took over the station 6 years ago and has re-built the community spirit.

Since taking over Nicola has employed a number of local people and shown support for local bands.

The station has a number of sports teams from a pool team to netball teams, there is a quiz every Sunday and live music every Saturday.

The live music is where the problem with the neighbours stems from, the station as previously mentioned has stood for 150 years where the houses only 15 years.

The station has always provided live local music for the Helmshore community to enjoy.

I know that Nicola has made changes to the building to help reduce outside noise. She has fitted sound proofing windows and doors at her own expense, there is a limiter fitted inside the pub to monitor the level of noise. Nicola also closes the beer garden

every Friday and Saturday at around 9.00pm. This alone makes the evening less enjoyable as the pub is busy and it gets extremely hot.

I feel that Nicola has gone beyond the call of duty and has been very courteous of her neighbours, its such a shame the neighbours cant show the same for Nicola. After all they have bought a house next door to a popular Pub.

The station is an asset to our community and a bit of toleration from the neighbours I feel would solve this unnecessary Problem.

Your Sincerely,



*Rossendale Borough Council
Licencing & Enforcement Unit
The Business Centre
Futures Park
Bacup
Rossendale
OL13 0BB*

Dear Sir / Madame

We are extremely surprised and disappointed to find The Station Hotel's Licence is under review again.

This is one of the last drinking venues to survive in the Helmshore area, which after the recession is a remarkable achievement.

Live entertainment is what set's the Station apart from other venues in the area. From all over the Valley, people travel to listen to the pub's entertainment. We have amazing memories and meet fantastic people all because we've been drawn to a unique venue in which we can all enjoy and share a passion for live music.

The Valley is fortunate to have an out of town pub which is remaining successful and we would urge the Council to support this small business as it does in other areas.

We hope this letter of support for The Station Hotel will benefit in some way.

Kind Regards


Laneside Rd
Haslingden
Rossendale
Lancs
BB4 

This email is in support of the excellent venue that Nicola has created in the local community. To take a failed business and rebuild something which appeals to a wide range of ages, types and tastes particularly in such a challenging economic climate should be both applauded and supported. As a valley resident for all of my 47 years, it is heartening to find a pub where you can still hear a varied mix of live music, can find excellent food but most importantly is welcoming and hospitable to visit. There is always a pleasant and friendly atmosphere where you can feel relaxed and comfortable and this comes from the top, Nicola is a friendly, competent landlady and should be proud of herself. My sons use the pub and it is somewhere where they can go without fear of trouble or confrontation. Having grown up in a village similar to Helmshore (Edenfield) and spent many happy nights in the local pubs there it is sad that two of them are closed down whilst a third is mainly a restaurant. It is to Nicola's credit that she has created this community venue and that it is thriving and developing. The pub holds fundraising events for charity which should be valued. Helmshore should be behind her not against her, she works incredibly hard and has tried her utmost to pacify what have become totally unreasonable and objectionable complaints which are based on unfair accusations. Too many places have boarded up businesses, Helmshore should support this pub and welcome the positives that it brings to the area. It is time to move on and support this local social venue.

██████████
██████ grange st

[REDACTED]
[REDACTED] Bedford Terr
Helmshore.

Sir/madam,

I am a man of [REDACTED] I have had [REDACTED] and rely on [REDACTED] I get a taxi to the station around twice a week. I enjoy my time in the station as much as I did in the bridge end and the Clarence Hotel.

I have lived in Helmshore for all of my life, I played darts as a younger man for the station back in the 60's! I am gutted we have such a shortage of pubs, many happy memories stem from such places. I am also saddened that the old windows were lost. I am hoping to send you a photo from pre 1900 I found at my Grandfather's house many years ago of when friends of his ran the station. The windows are in existence then! I must repeat the question on everyone lips, why buy a house next to a pub? Particularly new ones? I bet my last pound that the mill keeper had no complaints.

I am certain you're aware of the improvements (apparently) made to the building, although the windows (part of our heritage and history) have been lost. Don't take anymore! Save our pubs, our local peoples right to keep making history. with or without windows.

Written by Deborah Drake for Colin Smith

CS

[REDACTED]
Curven Edge
Helmshore
Rossendale
Lancashire
BB4 [REDACTED]

Dear Sir or Madam,

I often spend time at Helmshores' Station Hotel amongst other local licensed venues. I am sure you will agree that it is one of the better ones. It is tidy, clean and safe, more than can be said about some others. That aside, after having read the review document online the issue is noise. I have done a limited amount of research and have struggled to find an 'acceptable' volume in decibels. Therefore I assume this matter is subjective? I struggle to sympathise with the residents that have bought a house next to a pub. And surely every resident has complained for a second review? I am aware that the windows have unfortunately been lost and replaced with double glazed units. Also that somekind of limiter has been fitted but not set, and a new door has been installed as well as blinds to hopefully replace the panels previously put over the windows to dampen any vibrations.

I am writing to simply ask the decision maker in this case to see the two sides of this issue. I have faith that our authorities will allow this

community asset to continue to serve the constituents of Helmsore and continue to fulfil the lives of many, the way I have witnessed it to in over 50 years, and the way in which I believe it has for centuries.

Yours sincerely

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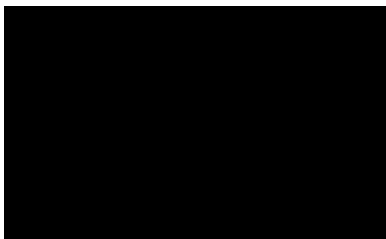
■ Mercer Crescent
Helmshore
Rossendale
Lancashire
Bb4 ■

The Business Centre
Futures Park
Bacup
Lancashire
OL13 0BB

To whom it may concern,

I have lived in Helmshore for most of my life and I have always known the station hotel to be a part of the community. When I worked at the paper shop next door I never heard of any noise complaints and friends I have in the area of the pub have said the same. I have also been in the pub many times and don't not view it as a loud place inside or outside especially since the new noise abatement measures have been put in place. The station pub is an important part of the community and has been for a long time especially for allowing new bands to get their starts.

Yours sincerely



[REDACTED]
[REDACTED] Holcombe Rd
Helmshore
BB4 4LX
22/08/2014

Re: The licence review for The Station Hotel, Helmshore.

Dear Sir/Madam

I am writing to you to express my upmost support for Nicola Barcroft and The Station Hotel in Helmshore. I have been a resident of Helmshore for the past 8 years and have been a regular at The Station for as long. The Station is the heart of the community and a regular meeting place for many local friends and family and has a very important role in the community of Helmshore.

Following the earlier review Nicola has done her hardest to try to appease everyone and to keep noise to a minimum. She has had all her windows and some doors replaced, she places sound proofing in the windows, she has had a noise limiter fitted, she closes the beer garden earlier than is necessary and she and her staff regularly patrol the outside of the building to ensure noise is kept to a minimum. However this does not seem to be enough for some people who seem to have a vendetta against the pub. These people chose to move into an estate which was directly adjacent to a busy local pub which was there over 100 years before the houses were built. If you choose to move into such a house you have to expect some level of noise. I believe these people are not going to be happy until the pub is closed down, boarded up and is an eyesore and public nuisance and attracting vandals. I say this because I believe that a certain resident religiously complains every week even when bands and live musicians have cancelled or not turned up. If this isn't a hate campaign then what is? I also believe that

the majority of complaints come from one person/household and any other complaints are as a result of this person encouraging others to complain. This being the case then this surely does not constitute a PUBLIC nuisance.

If you remove or alter the terms of Nicola's licence then this will virtually destroy the pubs profitability. From my experience of working in the pub trade I know that the majority of taking are from events which the landlords and landladies organise. If you take this away it will force people to go elsewhere outside the village or stay at home and you will also destroy part of the community. You will also put numerous members of staff out of full and part time employment.

I have walked past the pub on many occasions when music is taking place and I do not feel that it is excessive or a nuisance. In the 8 years I have lived in the village I have never had a problem with The Station Hotel. I enjoy going out for a pint in my local with my friends and in this day and age when 35 pubs a week are being forced to close down for various reasons it is a real treat to find one that is so well run with such friendly staff and a real hard working landlady.

I hope sense will prevail and that a VERY small majority can learn to live with just 3 hours a week of good live music next to a house that THEY CHOSE to move into.

Yours Faithfully



Rossendale Borough Council,
Licensing and Enforcement Unit,
The Business Centre,
Futures Park,
Bacup,
OL13 ORB

[Redacted]
[Redacted] Curven Edge
Helmshore
Rossendale
Lancs.
BB4 [Redacted]

5th September 2014

To whom it may concern

RE: The Station Hotel, Helmshore Road, Helmshore

I understand that there is to be a review of the licence agreement for the above premises following further complaints of noise from some nearby residents.

Noise pollution is unacceptable and the licensee of the Station Hotel has taken considerable steps to address the concerns of nearby residents, including closing the 'Beer Garden' at 9:00 p.m. and by the installation of double-glazed windows – at considerable cost to the licensee herself. There were delays to the replacement of a fire-door facing the complainant's property but this work has recently been undertaken.

I am sure that the licensee's considerable, efforts to reduce noise levels will have positive and beneficial results for all concerned and I hope that this will be taken into consideration.

The Station Hotel has a lively social function and acts as a centre of community life bringing together many disparate groups and individuals in mutual support and friendship. It has a number of sports teams which compete with others every week thereby spreading a sense of social cohesion, responsibility and involvement. Each week the 'Station' is enjoyed by hundreds of customers, including myself, and provides snacks and hot food as well as a wide range of beverages.

In addition, the 'Station' has a strong and enthusiastic charitable role supporting many worthy causes such as the Air Ambulance, Rossendale Mountain Rescue and Rossendale Hospice.

It is to be regretted that some nearby residents have been disturbed by noise and it is to be hoped that the fitting of double glazing will finally resolve this problem such that the Station Hotel may continue to operate in its role of providing refreshments and entertainment and in its wider role as a hub for social activity and involvement.

I hope that the above assists with your deliberations.

Yours faithfully

[Redacted Signature]



Buckinhham Close

Rossendale

Lancs

BB4 

To whom it may concern,

It has been brought to my attention that a pub I live close to in the Helmshore area is under the spotlight due to allegations of loud music. I find these accusations unfounded as never in all my years of living in Helmshore has it ever been a concern of my own. I enjoy having a place in my community where I can enjoy live music and even serenade the patrons personally with my take on some of Take That's greatest hits via karaoke. The music is a medium of communication and confidence for me as I am naturally a sheepish character. Taking the joy of live music away would surely not be beneficial to anyone.

Helmshore is quickly becoming a commuter based village and losing it's community feel. This is proved by the fact you are putting pressure on small local businesses such as the pub in question only to appease a small amount of unreasonable neighbours. Think on councilors, before it's too late and Helmshore is sucked into Greater Manchester, and you're looking for a job with a local business.

Yours Faithfully,



[Redacted]
[Redacted] Brooklands Avenue
Helmshore
BB4 [Redacted]
4th September 2014

FAO - Rossendale Licensing Authority

TO WHOM IT MAY CONCERN - ENTERTAINMENTS LICENCE REVIEW – THE STATION HOTEL HELMSHORE

I am writing this letter in support of the landlady of The Station Hotel, Helmshore. I understand that her licence for entertainment is under review and there will be a hearing on the matter next week where arguments for and against the issues will be heard.

I have been a regular at the Station for many years now and I can honestly say that Nicola has done a fantastic job of reviving the pub which had lost some of it's local community feeling after the brewery decided to modernise the place prior to her taking over.

They have live entertainments only on Friday or Saturday nights and it is a great meeting place for people in the community to gather after a hard weeks' work and enjoy a great night without having to venture to Manchester.

She has taken many measures to reduce any impact for the residents of the local houses. They have strictly curtailed any access to the beer garden at set times prior to any live entertainment and erected soundproofing on windows and doors to alleviate any noise pollution concerns which resident may have between the hours of 9pm – 12pm (at the latest) on a Friday or Saturday night. They only have bands on Saturday nights and they have a DJ on most Fridays with a set noise level.

It is always kept clean and I have never seen any trouble surrounding the place either during the night or at closing time. I have seen some ridiculously exaggerated claims from a tiny minority (it seems to be a hate campaign by one particular resident of Limewood Close) of residents of houses that have been there for just 10 years compared to the ever present Station Hotel. One time there was a complaint about band noise when there wasn't even a band on. They had cancelled the night and I actually think the complainant happened to be away that weekend so just assumed there was one on and complained anyway.

Perhaps it is not my place to comment on that side of the matter but I greatly fear that if those that shout loudest are heard in this case then there is a chance a great injustice will be done and there will be a death knell to one of the last remaining community gathering points Helmshore has left.

I hope that sense will prevail in this case and that matters can be resolved in a community spirited way.

Yours faithfully

[Redacted Signature]

[REDACTED]
[REDACTED] Helmshore Road
Helmshore
Rossendale
Lancs
BB4 [REDACTED]

Dear Whom It May Concern,

I am writing to express my personal views with respect to the upcoming review of the premises license at 505 Helmshore Road, The Station Hotel, Helmshore. I have lived in the village at the above address since [REDACTED], and have attended a number of live music events at The Station throughout this time.

The Station has for many years provided live music for the local people of Helmshore, along with those in the nearby towns, and I feel it is a terrible shame that complaints submitted by a relatively small number of people are threatening to jeopardise the availability of live music at the Station for all.

I attended the live charity music event held at The Station in August 2013, and found it to be an enjoyable community event for a worthy and local cause. A large amount of money was raised for Rossendale Hospice and there was a great atmosphere- brought jointly by the work of the management of the Station, and by the many local residents attending. For the vast majority of people who attended or were involved, I would suggest that a highly enjoyable day was had. I believe that Helmshore as a whole would benefit greatly from having more of these types of events, and I suspect I am not the only local person to possess this view.

Despite the adherence to all of the licensing authority's requests along with the many measures put in place by the Station, I find it very surprising that the licensing authority have still not yet been able to establish a set of volume and/or time related limits which the complainants are satisfied with. This suggests that a number of the complaints received may not be based on actual instances of unacceptable volume, but rather are originating from the personal position of the complainants, which renders the complaints inaccurate and completely extraneous to the issue.

I hope, given the high level of co-operation shown to the licensing authority by the licensee, that there is another way to resolve these issues. A removal of the license would mean local residents, along with local bands, performers and potential visitors to the area would be deprived of their opportunity to become involved. The sense of community spirit, outlet for creative expression and chance to become involved with such creative communal activities would be lost for all. I firmly believe that the amount of people who would lose out is far greater than that of those who would like to see the Station's license removed for their own reasons, whatever these may be.

Yours Faithfully,

[REDACTED]

[REDACTED]
[REDACTED] East Street
Helmshore
Rossendale
Lancashire
BB4 [REDACTED]
02/09/14

To whom it may concern,

I am writing to support the continuation of the entertainments licence at the Station Hotel public House. The Station pub is one of only two public houses in the village. Since Nicola Barcroft took over the pub it has provided a valuable service to the community. I have been a resident of Helmshore all my life and I thoroughly enjoy evenings I have spent in the establishment. It gives local talent an opportunity to showcase their talents and I wholeheartedly support this form of entertainment.

On numerous occasions I have spent time at the station public house raising money for local charities, most of which the fund raising events have needed the support from many bands and musical acts.

I find it bizarre and quite outrageous that their entertainments licence is under review due to the great entertainment/service the pub provides. If this were to cease then where would hard working people of the village get a chance to go out and enjoy themselves (whilst support talented people)?

To my knowledge the station has taken acts to install double glazing and sound proof the pub while musical events take place. As a local resident I have no complaints about the noise raised by the pub. For the residents of Limewood Close who do have a problem with this situation then I ask 'why would one by a property directly behind a pub which is the heart of the village?' The station hotel public house was opened in 1851. They knew what it was before they bought their property and began to complain

It would be a sham to withdraw their entertainments licence when so many people receive such good leisure and social time from it. If you do withdraw their entertainments licence then I am sure valuable business would be lost and once again another excellent public house would find its doors shutting for good. This is a business and someone's livelihood!! To take away the hard work (and money) that has been spent building up this public house to such a good standard would be a travesty, just because of the complaints of a FEW neighbours who clearly have a vendetta against the establishment.

Kind Regards,

A concerned local resident.

[REDACTED]

Laburnum Road,
Helmshore,
Rossendale,
Lancs.,
BB4

2ns September, 2014.

Ref:

Review of premises licence for The Station Hotel, 505 Helmshore Road, Helmshore, Rossendale, BB4 4JR.

Dear Sir,

I write to you in support of the renewal of the licence for the Station Hotel, permitting live and amplified music to be played on the premises.

I understand that some residents of Limewood Close have complained about the noise levels from the public house and, whilst I can understand their point of view to a degree, they do not seem to take into account the wishes of countless other village residents who attend and enjoy the music events at the Station. The landlady tries very hard to accommodate the wishes of her neighbours, whilst also trying to run a business and satisfy her customers. New double glazed windows and side door have been installed and I believe a meter has been installed to monitor the noise level and cut off power if the levels are too high. Thick foam padding is put up at the side door and windows to also lessen any escaping noise and the beer garden is closed from approximately 9pm, so there is less noise emanating onto Limewood Close. Even when the 'festival' was held on the car park in the summer of 2013, the bands had finished before 9pm and customers were requested to vacate the beer garden so that the residents of Limewood Close were disturbed as little as possible.

Not everyone has a desire to go to town or city centre pubs and clubs to watch live music. Many Helmshore residents enjoy watching local bands in a local venue. Two other local pubs which used to have live performing bands are now closed – the White Horse is now a restaurant and the Bridge End is closed – so it's nice to see that at least one pub is staging musical entertainment and bringing in good local trade. If the music is not allowed to be played or performed, I think that business at the Station will suffer greatly – and it would be detrimental to the village to lose one of its remaining public houses.

Lastly, I have to mention the obvious fact that the Station Hotel has been in business for many, many years, whilst the houses on Limewood Close are only approximately 10 years old. No-one who viewed or purchased a house on Limewood Close could have failed to notice that the small estate was next to a local pub and was therefore susceptible to some noise disturbance – particularly at weekends, when pubs tend to be at their busiest. If they did not want the disturbance, maybe they should have purchased a property elsewhere.

Personally, I live approximately 100 metres from the Station Hotel and have had no reason to complain about any noise from the pub in the years that I have lived here.

Yours Sincerely,

[Redacted signature]

■ Laburnum Rd
Helmshore
Rossendale
Lancashire
BB4 ■

31 August 2014

Dear Sir/Madam,

I understand that a further application has been made to review the license of the Station Hotel in Helmshore. I would like to write to in to re-iterate my support of allowing the Station to continue, responsibly of course, to be able to stage live and amplified music.

The Station is one of the few remaining pubs in the village and has others have closed or changed purpose it has become a little busier. It is one of the hubs of the community that acts as a focal and meeting point and keeps people in the village rather than forcing commuting, or worse driving, out of the valley of an evening for their entertainment. The licensee has continued to make significant effort to mitigate any impact on nearby residents including tempering noise levels, closing off the beer garden at 9pm and now adding noise insulation up at the doors and windows. Since the last review in January/February she has also added new double glazed doors and windows facing Limewood Close and even installed a noise-cut off device on the mains used by the bands!

The pub itself and the music evenings and events they put on bring a lot of enjoyment and happiness to the local community and families in the local community, not in some distant town.

I live less than 100 yards from the Station ■ and I have never had any cause for complaint at any noise on any evening.

Whilst I respect the rights of the residents of Limewood Close and have sympathy for their concerns , they must also have realised when they bought or rented property next to one of the few remaining pubs in the village that there would be some noise from people enjoying themselves. Just because it is not the big town/city should not mean that people cannot enjoy themselves in their village.

I feel it should be possible to come to a sensible compromise and maintain the valuable community asset that the Station pub currently is.

Yours Sincerely
■
■

Heather Bank,
Rawtenstall,
Rossendale,
Lancashire

BB4

Wednesday 3rd September, 2014

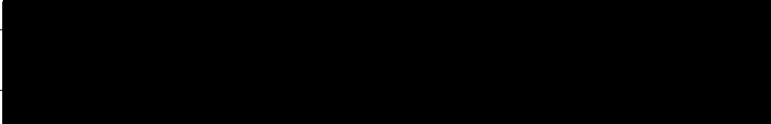
Dear Sir / Madam,

I am writing to show my support for live music being played at The Station Hotel, Helmshore. Nicola Barcroft (landlady) has put an enormous amount of time and effort in to making the pub a success. She has also invested financially in sound-proofing the pub, taking every measure possible to ensure noise is kept to a minimum. I do not see that there is any thing else Nicola can do to rectify the neighbour's complaint. Nicola is even considering which kind of bands she is booking, and is willing to book acoustic bands or duos, who do not have a drummer.

The Station Hotel is at the heart of the Helmshore community. The highlight of the week is a Saturday night when customers can enjoy live music. The pub has a good solid base of regular customers who rely on it for social contact, which ensures their happiness and well-being.

Nicola is a very hard-working individual, and is both flexible and co-operative in her approach to the issues being raised. Nicola would much prefer to have a harmonious relationship with her neighbours. She will always have my support as she is an intelligent, caring and motivated professional. Please consider what a positive impact Nicola and the pub has on the village and its community.

Yours Faithfully,



[REDACTED] Bluebell Avenue
 Helmshore
 Rossendale
 BB4 [REDACTED]

Rossendale Licencing authority
 The Business Centre
 Futures Park
 Bacup
 Lancashire
 OL13 0BB

Re: - Statlon Hotel Licence review

Dear Sirs

I am writing this letter in support of Nicola and the Statlon Hotel

I have been a patron of the Statlon Hotel for over 25 years and think it is a vital part of the local community.

With regards to the complaints from the new neighbours, after researching the matter, these people would have bought these houses between 15-25% less than the price they would have had if not near a public house. Whilst looking at buying a house it is recommended you visit the house a various times before making a decision, surely common sense would suggest if looking to buy a house near a pub you would visit the house when the pub was at its busiest. This is not something that has they have been trying to hide; there are sandwich boards outside always advertising the bands on a Saturday. If noise was going to be an issue surely you would visit at this time to see what if any problems this would cause. If they moved next to a football ground and found it noisy on match day would they ask for the football club to stop playing football as it is disturbing their day? Or train operator to stop running trains past their house.

After looking at a few forums on the internet about people in the same situation these are some of the quotes that appear which echo the thoughts and feelings of people I have spoken to on this matter.

*"I just don't get why people do this!
Pubs are places for drinking and entertainment. Always have been and always will be!"*

"It is totally obvious to even the most feeble-minded person that living near a pub will involve being disturbed. If you are easily disturbed by the sounds of people having fun DON'T MOVE TO A PROPERTY NEAR TO A PUB!"

"It's the same for people who move near to a school/airport/motor racing circuit... Don't complain about the noise when they were there before you!!"

"If you chose to live near a pub (and let's face it, it is a choice) then don't complain about the noise that comes from it. Otherwise, if someone's built and opened a pub within ear-shot of your house since you moved in then I can understand your wanting to vent but the solution is still just as simple, if you don't like the heat in the kitchen, get out"

We are losing enough public houses in the valley as it is losing the licence will probably mean the end of yet another one.

Nicola has bent over backwards to reduce noise as much as is possible. And as for complaining about the music festival that looks like sparked all this, if I am not mistaken, the festival was to raise money for the local hospice, very community spirited of her.

There must be something in place to protect current businesses when building new houses.

Common Sense must prevail; the music is for 3 hours a week, not unreasonable compared to most public houses with live entertainment. I echo some of the comments above, it just doesn't make sense moving near a public house and then complaining. There is no history of complaints from the neighbours across the road, who have been there for years.

I hope you consider this carefully; this is a local pub for local people and also Nicola's livelihood.

Regards

A solid black rectangular box used to redact the sender's name and contact information.


To whom it may concern.

My band "Live Agin" performed at the Station Hotel Helmshore on Saturday the 30th of August. Upon arrival I was greeted by the Landlady who described the current situation in regards to noise pollution. Were not generally a loud band though thats one persons opinion. During soundcheck I was approached by the Landlady politely asking if we could bring the volume down a bit. We did so, She seems very concerned in regards to sound levels, in and out of the venue, we was asked one more time to bring the volume levels down slightly, it was a comfortable volume for us to play at and for the audience to enjoy at, but not what I consider loud.

Yours

[REDACTED] "Live Again"


[REDACTED]

 Windsor Ave

Helmshore

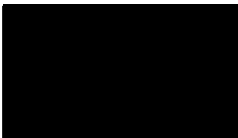
BB4 

To whom it may concern.

I am  and visit the station approx once a week, sometimes with my Dad to do the weekly quiz, and sometimes with friends to enjoy the bands on a Saturday. As far as I am aware The Station is friendly and welcoming, tidy and clean as well as somewhere we feel safe.

I have noticed that there have been improvements made to the building to reduce noise. I consider the establishment to be well run and recognise that it caters for a varied age group and many walks of life. I hope that The Station is allowed to continue in the current manner as I consider us lucky yo have such an asset on our doorstep.

Yours,



█ Lime Road

Haslingden

Rossendale

BB4 █

To whom it may concern,

I'm writing to highlight a few of the things the Station has to offer to the public, before you review its licence.

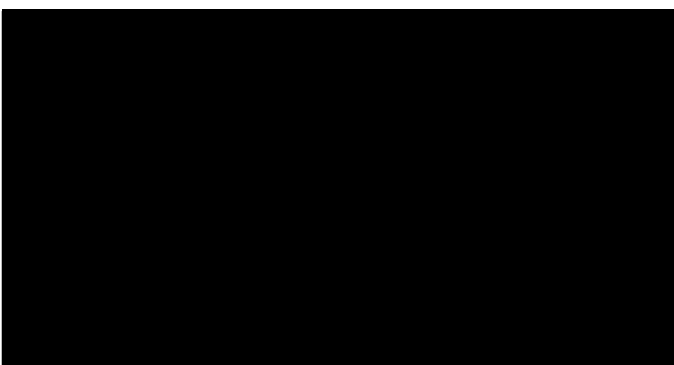
The Station has a warm and friendly environment, and houses several local teams, holds a weekly quiz and holds weekly karaoke and live artists. In the many years I have been drinking in the station I have never deemed it to be scruff, excessively noisy or in any way problematic or detrimental to Helmsshore.



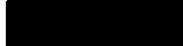
I am a disabled man and have come to spend some time in the station as it is all flat and easy for me to get around. I have on occasion brought my 9 years old son to watch the football occasional Saturday afternoons. I often enjoy some of the tex mex, a quirky addition to a community local. I consider both the staff and landlady accommodating friendly and helpful. I think the pub is well kept, tidy and welcoming and I consider us as lucky to have such great attributes, and fiercely protective over The Station and such places as similar establishments have closed their doors for good recently.

I have been made aware of a few local residents complaining of excessive noise. If this occasion has arisen, I have every faith that Nichola would/ has taken exceptional measure to ensure this is rarely repeated, on that note I hope the governing bodies are aware of the procedures undertaken to appease local residents, I also hope that these residents take the same measures, after all they have bought a house next to OUR local!

I'd like to be informed of any further actions regarding this matter,

Yours Sincerely,




Cherrytree Way,
Helmshore,
Rossendale,
Lancashire,
BB4 


01/09/14

Rossendale Borough Council
Licensing and Enforcement Unit,
The Business Centre,
Futures Park,
Bacup,
OL13 0BB

Ref :- License review for The Station Hotel, Helmshore.

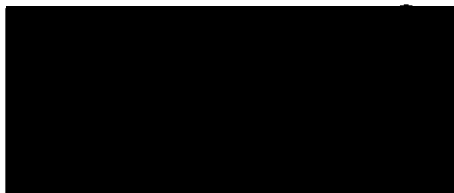
Dear Sir,

I would like to wholeheartedly offer my complete support for Miss Nicola Barcroft, the Licensee of The Station Hotel, Helmshore due to the " noise complaint" being made again.

I have enclosed a copy of my original support letter dated 08/01/14 and the reasons stated still very much apply.

The only difference from the time of the original complaint that my copy letter addressed is that a considerable amount has been invested in the property to reduce still further any outside outside noise levels. I can quite honestly say that these works appear to have resulted in the passing vehicle traffic being louder than the noise from The Station Hotel.

Yours faithfully



COPY LETTER,

████████████████████
████████████████████ Cherrytree Way,
Helmshore,
Rossendale,
Lancashire,
BB4 ██████████
████████████████████

08/01/14

Rossendale Borough Council
Licensing and Enforcement Unit,
The Business Centre,
Futures Park,
Bacup,
OL13 0BB

Ref:- License review for The Station Hotel, Helmshore.

Dear Sir,

I have recently become aware that there is an application for a review of the Premises License No. 010704 relating to The Station Hotel, Helmshore, stating the reason as the "Prevention of public nuisance" licensing objective.

I am writing to give my complete support for the Licensee, Miss Nicola Barcroft, in this matter. I have been a local resident for over 25 years and have witnessed the sad decline and closure of the Public Houses in Helmshore.

The Station Hotel has managed to "buck the trend" with Miss Barcroft developing a successful business which is the last regular live music venue in the area.

This Hostelry has also developed into a "Local" in the truest sense of the word becoming a friendly regular meeting place for the community with a very unusual but popular Mexican food menu.

Miss Barcroft has also organised annual true family day charity events at the August Bank Holidays which resulted in large donations to local charities. The most recent of these is referred to in the Application as just an outdoor music event, with no mention of charity or that the music stopped promptly at 9 PM, I know this as I attended.

I walk to The Station along Helmshore rd. regularly for the live music and have only occasionally noticed any intrusive noise before I entered the premises.

The application states that recording equipment was left in one complainant's house from 05/09/13 to 13/09/13 with the result being that the amplified noise from the Station Hotel would be considered as a statutory nuisance. There is no mention of the recorded levels or if any control readings regarding levels of background noise were carried out. The application also states that the noise in a child's bedroom would be considered a nuisance, but the child was in bed fast asleep.

The complaints all seem to come from the Limewood Close area of new build properties, I could stand to be corrected there, but there is a long standing row of terraced properties directly opposite the premises front door, the occupants of which do not seem to have lodged any complaints, this does

seem to present an anomaly as the front door is constantly being opened.

I would also like to say that when live artists are performing inside the premises it is normally quite possible to hold a conversation.

Having said all this I feel I should explain that I am not a teenage raver who constantly blasts my ears with rap music but a level headed, looking forward to retirement, older member of the community.


I also have some professional experience of noisy environments as a previous [REDACTED] and am currently an [REDACTED]

One last point that I would like to make is that, as you will already know, Mr. Justice Forbes made a decision against St Albans Council in 2008 and dismissed their appeal against a previous Magistrates decision to dismiss a noise action against a licensed premises. I realise the circumstances in this case are different but I think that some credence should be given to the principal that was established by the ruling, in that the Judge said the courts were entitled to take into consideration the fact the complainant knew the pub was there before she moved and it was the nature of things that the business at licensed premises changed.

If possible could I please be informed of any hearing that might be connected with this application as I would like to attend. I do feel strongly that The Station Hotel should be allowed to carry on with Miss Barcroft as Licensee and continue to provide live music to the local community. Venues as good as the Station are few and far between and should be given every opportunity to flourish.

Yours faithfully

[REDACTED]


Ewood Bridge

Rossendale

Lancashire

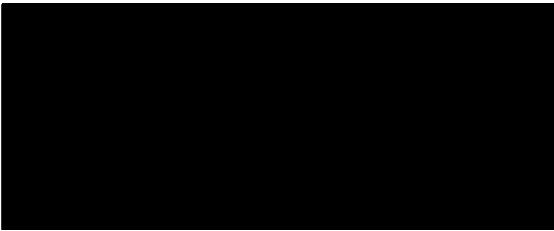
BB4 


To whom it may concern,

I am writing to you with regards to the licensing review at The Station Hotel in Helmshore. There is a crowd that the Station brings in every Friday and Saturday for the karaoke and the live bands. The business will not survive without the music license. The Station is not my local but I travel to the station as if has the best entertainment and community feel. The pub is a community asset and will not be able to survive without the entertainment that they provide at a weekend. Music strictly finishes at 12 and the beer garden is closed before 11 every night. The landlady at the station has spent thousands of pounds installing new windows, doors, noise limiter, employing music specialists etcetera. All of these interventions have been compromises to satisfy the neighbours from the landladies own pocket. The pub also hosts a number of charity events that have had to discontinue due to a minority of neighbours. The station has never been involved in any trouble and ensures that any problems are rectified immediately. Many of the neighbours of Limewood Close have a good relationship with the landlady and if any problems do occur, they approach Nicola personally in which a solution can be found. It is a shame that some neighbours feel that they cannot approach Nicola.

I think the main argument to be made is that The Station Hotel has been there for approximately 200 years whereas the estate around the pub is only 10 years old. Of course there are going to be taxis outside the pub and intoxicated persons. There is absolutely no justification in revoking a music license of an old standing pub that never has any trouble or problems, for a minority of people who have moved into a house next to a pub. And I must point out that it is a minority. The majority of the Helmshore community including people that live in the vicinity have no issues with the station.

Yours sincerely,




Devon Crescent

Helmshore

BB4 

To whom it may concern,

I have been a local resident of Helmshore for 25 years and I am writing in support of my local pub, which I believe is under review. I cannot believe an establishment that enriches our community as much as The Station Hotel has come under such scrutiny. In an area already far short of amenities I feel the pub to be a vital part of Helmshore's facilities.

I have never witnessed the pub to be overly loud or in any way uncooperative. I hope you take into consideration the views put forward you, and would expect the local council and get behind local businesses in the way the majority of Helmshore do. Furthermore I would also hope this matter once resolved is put to bed and the business is allowed to carry on serving the community as it has done since the 1800's

Yours sincerely,



The Station Hotel
Helmshore
505 Helmshore Rd
Rossendale
Lancashire
BB4 4JR

██████████
West View
Haslingden
Rossendale
Lancashire
BB4 ██████████

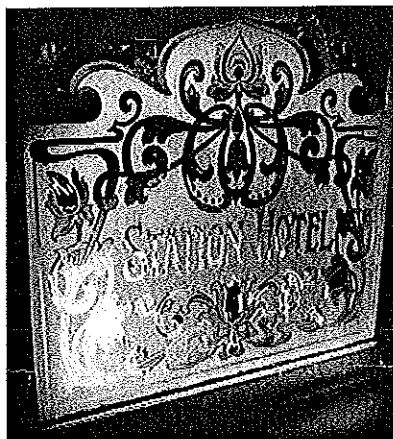
2nd of September 2014

Dear Nicola,

Here is my letter of support of your case in the forthcoming licensing review, for the attention of Rossendale Borough Council.

Pubs are having a difficult enough time just making a living, whilst many can't with the current national rate of closing running at 31/week. At the moment The Station Hotel is just keeping its head above water because it's a well run pub, with a loyal customer base.

The landlady is at her wits end having done everything in her power to address the problem after having double glazing, heavy curtains to cover them and sound proofing installed elsewhere at great expense. Sadly this has meant the removal of period features of the pub, the exceptional cut glass and acid etched windows. As the former railway line, that closed in 1966, was built in the mid 1850s, these would be very old and a testament to the glassmaker's craft that would be difficult to reproduce today.

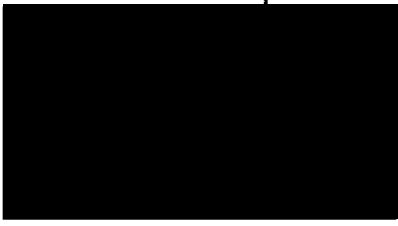


As well as providing entertainment, small village pubs like the Station form a vital cohesive hub for their local communities, and the Station and its customer's have raised thousands for local charities (eg Rossendale Hospice) in the past with events, with the annual outdoor event held in their car park forming the greatest money raiser, where local bands and DJ's provide the entertainment. Now, because of the complaints, this (one afternoon in the year) event, local charities have lost a vital revenue stream because of selfish people.

Many pubs close and once they're gone they seldom return being turned into houses or business premises like the former 'Clarence' near Haslingden Sports Centre. Remove the ability to put on musical entertainment and it's highly likely the Station won't survive.

It's not beyond the realms of possibility that 'someone' has a vested interest other than objecting to a bit of noise for 3 hours on a Saturday night up to midnight and is looking to acquire a larger property at competitive rates. The fact that they're having to undergo yet another review after only a year lends weight to that speculation. If true, and the pub has to close, I and many others will sincerely hope they fail, dismally... karma.

Yours Faithfully,



Jubilee Court
Jubilee Road
Rossendale
BB4



23rd August 14

Dear Sir,

I wish to add my support to Nicola Barcroft's review of the licence for the Station Hotel, Helmshore.

My husband and I, both senior citizens enjoy being able to meet with friends in a clean and friendly environment to have a quiet drink and relaxation.

Rossendale Hospice received a large amount of money last year due to a great effort and hard work by the landlady putting on an event which was well supported by customers and visitors.

This public house was there long before neighbours' houses were built. It is the same situation as people buying country cottages and complaining of smells from farmland and animal noises and cockerills crowing in the very early morning also buying houses near churches and complaining of Church bells.

A lot of money has obviously been spent to lessen the noise and obey the rules stipulated to keep the peace.

Yours faithfully

✓ P.S Neighbours should consider if they would prefer the car park to be used by gypsies, having the place like a pig sty and having the abuse and noise, which has happened elsewhere.



54
WestView
Helmshore
Rossendale
BB4

To Whom
this may concern

Having written to you
Previously on this matter concerning
Noise at the Station Hotel Helmshore
I and my Family live across the Rd
from said premises and dont get alot
of noise at all. She has had the
Windows done so No noise at all
From inside the Pub, yes abit of noise
outside but smokers have been driven
up, and Taxi's have to pick folk
the Station is the only Pub in
Our Vicinity and a great meeting
Place also serving food, I've lived
here over 30 yrs and yes use my
local, hopefully Our Pub will be safe
Yours faithfully

*Rossendale Borough Council,
One Stop Shop
The Business Centre
Futures Park
Bacup
OL13 0BB*

28.08.2014

To whom it may concern

I have been a resident in Helmshore for over [REDACTED] years, and the reason I am writing is the reviewing of the live music license at the Station Hotel, which as been organised by local residents situated by the side of the public house. As for as I'm aware the pub as been there a lot longer than these houses and was there when these resident purchased them, and yes to a point everyone as rights and if live music was played there every night with disregard to them it would be a fair complaint, but at most it's twice a week and for a couple of hours and the landlady as done ever thing she possibly can to reduce the noise by locking the outside door to the beer garden, thus forcing people who smoke to the main doors which is on a main road which is not ideal for the general public walking by and she as also invested in sound proof padding for the windows. Overall the station pub is a well run establishment and patrons are well behaved unlike the pubs in the centre, what do these people want the rest of the local resident to do not support local business and have them shut down, for us not to support the charity musical event that raised over a £1000 for local charities which is held once a year.

I think these people are being selfish to the rest of the community, may be next thing they will be complaining about will be the church bells on a Sunday morning ringing, if you chose to purchase a property near these types of buildings pubs / churches you should this in to account before buying. I live near a school and expect traffic / parking in the morning and the afternoon but except this as I choose to live there.

I am proud that a small village still as a well run local pub where residents can meet to chat and have a laugh in a safe and relaxed atmosphere, what ever your own personal interest are whether it be watching football or listening to a band or to just having a drink after a stressful day. I implore you not to change what we have or our village life will be affected and will become a ghost town.

Regards

[REDACTED]

[REDACTED]
KNOWL MEADOW
HAMPTON

BB9 [REDACTED]

6 SEP 14

To whoever it may concern,

I have lived in the Helmsmore area since [REDACTED] and have been going to the Station for many years and seen pubicins come and go.

With the closure of the White Horse and the Bridge End the Station is the only pub left for locals to meet enjoy some good pub grub play darts and pool. Nicola has worked very hard building up a great friendly atmosphere and taken great measures to keep noise to a minimum.

The Station has been there for many years, a lot longer than a lot of the new estates why should a new owner just stroll in and demand its closure.

Bands only play on a Saturday night for 3hrs max sometimes less and are usually finished by 11.30-12.

Please keep the STATION ALIVE AND KICKING there are too many pubs going as it is.

THE STATION is well supported and NICOLA deserves all the support she can get in this hard surviving industry

[REDACTED]

26
58

Hi I am writing regarding The Station Hotel, Helmshore.

I have been a patron of this public house for a number of years.

There has never been any anti-social behaviour including excessive noise levels on the occasions I have attended. It has always been a pleasant evening out.

In the local area there are very limited social outlets so if The Station was to have its license revoked it would have an adverse affect on my recreational spare time.

Along with my personal standpoint there are issues regarding staff losing their jobs and the community losing a meeting/social venue.

I feel it would be a great shame if this community service was to be lost because a minority of local residents are too closed minded to meet the landlady halfway.

Regards

[REDACTED]

[REDACTED] Jubilee Road
Haslingden
Rossendale
Lancashire
BB4 [REDACTED]

RE: The Station Hotel Music Licence

I am writing in regards to the recent review of The Station Hotel's music licence.

I am a local resident in Helmshore, who lives very close to the Station Hotel. It has recently been brought to light, The Station is yet again undergoing a review on its licence for music events.

As a local resident I have visited The Station on a few occasions and believe it provides our local community with a happy, friendly and welcoming environment in which to spend free time. To my knowledge The Station's licence is only from 8-12pm of a Sat evening. I have attended music events at the pub and found that they are run in a respectable manner, with the local residents feelings taken into great consideration. The pub makes a conscious effort to prevent noise wherever possible. The doors to the garden are shut early and always shut during music events.

I am also aware that complaints were put forward regarding the noise of the band, during a time when a band had cancelled the evening's event. This to me indicates the probability that the complaints could be more of a hate campaign, rather than a real noise issue. The events are not held every day and without them, I feel Helmshore would miss out on the fantastic entertainment opportunities The Station currently provides.

The Station has always been a central part of the local community and takes on board all its surrounding resident's concerns without prejudice. I think revoking The Station's licence for these events would be detrimental to our community spirit. We as a community need more things to unite us together, rather than divide us. I would not like to see the complaints of residents of the newly built surrounding houses, affect the long term licence of the pub. These residents threaten this, even though builders of the new estate accepted there would be music within the proximity of these homes when they were granted permission to build.

I hope the right decision will be made and that The Station Hotel and local residents continue to work together for a long term solution that benefits everyone.

Kind Regards

[Redacted signature block]

[Redacted]
Sunnybank Close
Helmshore
Rossendale
BB4 [Redacted]

Grane Road

Helmshore

Rossendale

Lancashire

BB4

To whom it may concern,

I am writing to you to express my concern regarding the Review of licence at The Station Hotel.

I strongly feel part of a loving community, with great spirit and an overwhelming feeling of togetherness. This community has heavily relied on the Station pub for decades. The Station is a meeting place, a place I have met a vast majority of my friends. It is a place where I feel welcome, safe and secure. The station offers great staff, and an exceptional licensee, who I regard a pillar of our community.

Nicola engages all members of the public, meaning that the Station Hotel is a great venue for all. The Station acts as host to pool, Darts, Squash, basket ball, Badminton and netball teams, as well as a scooter club. Just to give an example of how diverse the clientele is and how the Station plays a major role in socialisation and integration.

I fear that if the music licence was revoked, then so will a large part of our community.

Music is a fantastic way to bring a feeling of togetherness, to give common interest and a talking point, particularly when it is delivered by local artist/artists. Loss of the music licence or changes to any licensing conditions is sure to have an extremely detrimental impact on the profits of the public house, meaning that closure of the Station Hotel is likely, a monument of our history. This would result in a vast loss of community spirit and seizure of many community clubs and teams.

Furthermore, as The Station Hotel has been a major attraction in Helmshore for over 160 years I am perplexed as to why: Not only was planning permission granted for the residential estate known as Limewood Close with it being so close to an existing public amenity. And that : in the case of the planning permissions being granted ,why it was not stipulated in the planning that houses must have measures in place as they live next this Public Amenity. I.e., triple glazing: bedrooms not front facing (on the plans they are front facing.) and so on. I struggle to understand why houses that were built just 11 years ago face such a problem. Surely the pub, car park and beer gardens were visible to the planning authority, the builder and the buyer?

I am aware of complaints over at least the past 9 years, this being before Nicola was The Licensee, I [REDACTED] Id also like to add

that, Karaoke and live artists were a weekly occurrence then too. As I am sure you are aware complaints seems to have accelerated since the charity event in August of 2013. The pub hasn't changed its community role or weekly activities. Therefore I don't understand why the music licence should be reviewed, the pub was there, doing the same thing long before the houses were built.

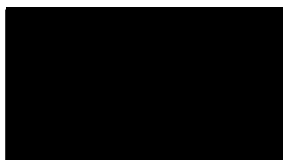
As someone with a mortgage I would choose not to buy a house next to a pub knowing it provides entertainment, and if I did I would expect a degree of noise from time to time. Nicola has endeavoured to ensure noise levels are kept to a minimum by installing a sound limiter, sound proofing boards, closing the garden early evening and conducts regular patrols around the vicinity of the building during the performance of live music to ensure volumes are not excessive. As well as the installation of double glazing and a new door.

In my opinion this has become a personal vendetta, for example, the first England world cup game (14/7/14) the police (officer Chris Long) attended a complaint: that patrons were watching football outside after the licensing hours. It was 10.45pm, the garden was closed shortly before and all patrons were inside, the garden does not have to close until 11pm. I am witnessed this, which has confirmed my original belief. A perfect example of someone's vindictiveness.

Finally, the local pillars of our community raised in excess of £5000 at this venue for local charities in 2014 alone, something I consider remarkable. A great example of this was the charity fundraiser bank holiday in August 2013 where £2000 was raised for Rossendale Hospice.

I hope this letter is taken as seriously as the complaints regarding this premise. An asset to our community, a monument of our history and a fantastic place for all.

Yours faithfully,



Dear rbc.

I am writing this mail to you in regards to the local complaints I believe the pub has been receiving and would like to write to you with a vote of confidence regarding this matter. I often frequent the pub on a weekend especially a Saturday night for the live music and enjoy the great atmosphere that the pub creates on these nights. I have noticed several changes in the pub such as sound deadening and a limiter for the band to play through as well as double glazing been fitted and the beer garden been closed when bands are playing, all measures I can see that have been put in place to help the local residents enjoy there evening out side of the pub as much as the many customers inside. I have never had any trouble whilst on or around these premises nor have I ever seen any.

I am thankful for the great times I have had in the station pub and long may they continue.

Many thank



Rossendale Borough Council,
One Stop Shop
The Business Centre
Futures Park
Bacup
OL13 0BB

28.08.2014

To whom it may concern

I have been a resident in Helmshore for over [REDACTED] years, I am putting pen to paper in support of having live music license at the Station Hotel, as I believe you are reviewing this because of a few local residents which have chosen themselves to purchase properties and live in them by the side of a public house. At the most bands are on a couple of times a week and for a couple of hours and since your last failed review Nicola the landlady has done everything she possibly can to reduce the noise by having double glazing fitted to the windows & the back door. I am disappointed that a few residents can cause so much aggravation to a local business would they prefer it if it was closed down and boarded up like The Bridge Pub and become an eyesore in front of their houses.

The Station Hotel is well attended by local community and is a well run establishment.

Regards

