

Rep 1

From: DMGray

Sent: Friday, October 27, 2023 4:30 PM

To: BMSDC Licensing Team <LicensingTeam@baberghmidsuffolk.gov.uk>

Subject: Public Nuisance

Good afternoon from Needham Market.

I wish to make a strong complaint about the noise (advertised as music) coming from events at The Rampant Horse Pub in Coddendam Road, Needham Market IP6 8AU.

Close by, as when walking in Station Yard car park, the noise is deafening and not at all musical, this applies to all the events held in the pub yard.

My home is a few hundred yards towards Coddendam and the noise is still offensive where I live.

The notice in the window of the pub gives the name of applicant as Environmental Protection, with grounds for review being the Prevention of Public Nuisance.

If anyone from your team comes to listen I suggest he/she wears ear defenders once the decibel level has been registered.

The beer and food in the pub are fine so maybe the licence should just stick with those things.

Kind regards,

Diana M Gray

16 Fairfax Gardens

Needham Market

IP6 8AZ

Rep 2

From: Adam Jack Williamson

Sent: Wednesday, November 8, 2023 2:58 PM

To: BMSDC Licensing Team <LicensingTeam@baberghmidsuffolk.gov.uk>

Subject: Representation - Rampant Horse Inn, Needham Market

Dear Sir/Madam,

THE PREVENTION OF PUBLIC NUISANCE

I write with regard to the Notice of Application for a Review of a Premises License, for The Rampant Horse Inn, in Needham Market.

I live at 4 Quintons Court, in the block of flats situated half way down Station Yard, which are diagonally opposite The Rampant Horse Inn. Almost every Friday and Saturday night during the Summer, the noise pollution coming from The Rampant Horse Inn could very clearly be heard.

Reasons why I hope The Rampant Horse Inn will not be given a licence to play live and recorded music outside:

1. As my flat is on the top floor, it does get very warm in the summer, so I like to keep all the windows open, to keep the flat relatively cool. There is no chance of getting to sleep before 11pm on Friday and Saturday nights, with the live music, (noise pollution), playing outside.
2. I drive an articulated lorry for Goldstar Transport, on a 4-on/4-off contract, which means that four out of 8 weeks I work 4 Saturdays and 4 Sundays, with a 3 week all-weekend overlap. As my shifts can start between 0230 and 0400, I do need to be asleep by 1800, which does happen, but I'm woken up by the live music at 2030, and unable to sleep then until midnight, usually. I work from the Goldstar depot in Woolpit and have to be up and about between 0030 and 0200 respectively - I find driving a 44 tonne artic for 9 hours per day after that little amount of sleep, rather dangerous!

The music level has been so invasive that I constantly look online for cheap places to live, so that I can move home! But I like living in Needham Market; it's mid way between the churches I attend, (The C3 Church in Cambridge and Colchester), where I serve weekly on the Worship team with my bass guitar, (on the 4 weeks I'm not working), and it's only 10 miles from work.....

I've played in pub bands plenty of times before, and have squeezed into a tight corner of the pub to play for a couple of hours, even The Three Tuns in Needham Market have bands indoors... If they can do it, why cant The Rampant Horse Inn...?

Best regards...

Faithfully,

Adam Williamson

4 Quintons Court, Needham Market, IP6 8AY

Rep 3

Sent: Monday, October 23, 2023 11:05 AM

To: BMSDC Licensing Team <LicensingTeam@baberghmidsuffolk.gov.uk>

Subject: Rampant Horse Pub Needham Market

Dear Sir/Madam

For the last 40 years we have been living at our house in the close vicinity of The Rampant Horse public house in Needham Market.

For these 40 years we have never had any problems with noise or otherwise but two years ago when the pub was taken over by new land lord/lady the problem started we have had considerable loud outdoor music to endure on

Friday/Saturday evenings and Sunday afternoon.

This summer the noise has been so loud that we are forced to go inside with the window's and doors closed but the noise is still audible indoors and impossible to enjoy a summer night in the garden when the weather is warm we can not open our bedroom window as the noise is deafening this is very stressful to us and we should not have to cope with this in our home this might be acceptable a younger group of people but to us this is not acceptable .

Since a notification has been issued regarding the outdoor licence the music has been louder that ever and to us and others in this area sounds very much like "revenge" by The Rampant Horse..

We hope that a solution can be found to stop this nuisance in a residential area to please both parties.

We are not happy to have our name and address made public as we are very worried of possible repercussions from some very undesirable customers frequenting The Ramp so therefore we insist on being anonymous.

Regards

Resident A

Rep 4

-----Original Message-----

From:

Sent: Saturday, November 11, 2023 11:36 PM

To: BMSDC Licensing Team <LicensingTeam@baberghmidsuffolk.gov.uk>

Subject: Rampant Horse, Needham Market- Licensing Review

I refer to the upcoming licensing review for the Rampant Horse pub, Needham Market and offer the following comments on the understanding that they be anonymised if published . I have a house in the High Street, Needham Market and have lived here for 18 years

My wife and I had no difficulty with the previous management of the Rampant Horse. The current management took over the pub about two years ago and since then have offered a frequent weekend programme of live bands and singers. They do not manage the sound levels of these performers well or take sufficient account of the fact that on music nights they are providing heavily amplified outside music to 11 pm in the heart of a residential conservation area.

The outside music is located in the pub courtyard in Station Yard. Station Yard is completely built up and the music resonates within the confines of a built up residential area including the High Street. Throughout the summer months it is not unusual to have outside performances on Friday and Saturday nights and on Sunday afternoons. If we wish to use our own outside area to sit out on these weekends we become in effect conscripted listeners to the pub performers, whether we like it or not.

The outside music continues to 11 pm on music nights and can also be clearly heard in our lounge and bedrooms, especially on hot summer nights when the windows need to be open. I do not find it acceptable that we should have to listen to live bands in my house up to 11pm. I have measured this level of noise in my own grounds in excess of 70 decibels on several occasions.

We are not wanting to make the operation of any pub unreasonable and we recognise they have a business to run. But there is an urgent need for the Rampant Horse management to take much more account of the impact of their outside music on their neighbours in a confined and enclosed residential area. Preferably they would follow the lead of the nearby Swan Pub in the High Street where regular music events are held indoors and have not caused us any problems at all.

We have already brought these issues to the notice of the Council's environmental officers. Our understanding is that they have conscientiously monitored the noise situation over several months and have been in contact with the Rampant Horse management but, as yet, have found it difficult to bring about improvement. The pub has organised a petition of those in favour of outside music but these pub customers only hear the music by their own choice and most will live more distant from the pub itself. The nearby residents in the area of the Rampant Horse have no such choice and are having to put up with excessive outside music levels most weekends over an extended summer season.

We therefore ask that the licensing review now takes appropriate enforcement action to achieve a much better balance between the interests of the pub management and the reasonable expectations of local residents. In legal terms local residents should be able to enjoy their own properties in peace and without excessive and continuing noise intrusion many weekends from heavily amplified outside music in the heart of a built up residential area.

Resident B

Rep 5

From: Sally Griffiths

Sent: Wednesday, November 15, 2023 6:53 PM

To: BMSDC Licensing Team <LicensingTeam@baberghmidsuffolk.gov.uk>

Subject: Review of a Premises Licence Rampant Horse Inn Needham Market

I live next door but one to The Swan Pub and diagonally across the High Street to the Rampant Horse.

I have no wish to stop the Rampant Horse from having live music as it is important for their business BUT , they do need to make sure that their bands keep the music to reasonable levels particularly in the warmer weather. I am sure people want to chat to their friends as well as enjoy the music.

I do have double glazing at the front of my house which is on the High Street and on occasion the music coming from the Ramp has drowned my television. As all music is electric rather than acoustic there needs to be some level of control.

The Ramp is very popular to all ages and for food, drink and music.

Yours sincerely

Sally Griffiths

13 High street Needham Market IP6 8AL

Rep 6

From:

Sent: Saturday, November 4, 2023 10:13 AM

To: BMSDC Licensing Team <LicensingTeam@babberghmidsuffolk.gov.uk>

Subject: Reference Section 51 Application for Review of a premises licence at Rampant Horse Inn Needham market Ip6 8AU

Dear Sir,

I am writing regarding your review of the premises licence at the Rampant Horse. I live near to the pub and consider it to be an asset to the town and a real hub of the community. It is lovely to see the pub busy and also to hear the live music.

I think it would be a real shame if their licence was changed or restricted to prevent live music outside. I have never had occasion when the music has stopped us doing what I wished either inside or outside our house. A practical solution might be to restrict it to one evening and one afternoon per week, then everyone has the chance to enjoy their outdoor spaces as they wish.

Kind regards

Angela Hayward

17 High Street, Needham Market, Ipswich IP6 8AL

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Rep 7

From: Gloria and Mike Miller

Sent: Saturday, October 28, 2023 11:22 AM

To: BMSDC Licensing Team <LicensingTeam@babberghmidsuffolk.gov.uk>

Subject: Review of License for Rampant Horse Inn

Dear Mid Suffolk District

We've received your notice concerning the Rampant Horse Inn.

We live at No1 Ipswich Road adjoining Pump St. and would like to say that we find the sound of live music events, or any other activity, at the Rampant Horse as of no particular worry.

We hope that their license will not be withdrawn by any complaints.

Yours Sincerely,

M and G Miller

1 Ipswich Road, Needham Market, Ipswich IP6 8EG

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Rep 8

From:

Sent: Thursday, November 9, 2023 2:07 PM

To: BMSDC Licensing Team <LicensingTeam@baberghmidsuffolk.gov.uk>

Subject: Rampant horse

I live less than 50 yards away from the Rampant horse pub and have never been kept awake from noise.

I think it's lovely that they have live music as fun for anyone that likes to go.

Far better to have people making merry there than drinking in the streets and making a din.

Bring it on!

I'm doing this for my Mum and she's a bit worried about this being printed somewhere with her address and make her enemies.

Resident C
High Street

Rep 9

-----Original Message-----

From: Robert

Sent: Monday, November 13, 2023 12:28 PM

To: BMSDC Licensing Team <LicensingTeam@babberghmidsuffolk.gov.uk>

Subject: Rampant Horse - review of premises licence

Having lived at 3 Ipswich Road for 40+ years, music has frequently featured at both nearby pubs. It was depressing to see both pubs closed for a period and their reopening has brought some normality back to this part of Needham Market.

I can appreciate that it may be different for those living immediately adjacent to the pub, but for us, music one or two nights a week is not a problem. Behaviour has been well managed with no instances of antisocial behaviour but evidence of people enjoying themselves, which is refreshing after the restrictions and privations of the past few years.

R. Rozier

3 Ipswich Road, Needham Market, Ipswich IP6 8EG

Rep 10

From: Terry Lawrence

Sent: Wednesday, November 15, 2023 5:05 PM

To: BMSDC Licensing Team <LicensingTeam@baberghmidsuffolk.gov.uk>

Subject: Rampant Horse License review

Dear Sir,

I would like to make the following contribution to the consultation on the above.

My garden is 7 metres from the Rampant Horse and my house 9 metres. It is the timber framed property in the second photograph of your documentation. On the other side of my property across the High Street is The Swan. I moved in just over 2 years ago. Noise associated with public house operations can only be expected whether it is revellers or entertainment. Put in perspective there have been 30 outside music sessions from April to October this year and no more are planned until April next year. Each session has music playing for one hour, a break of half an hour and then playing for another hour. That's a total of 60 hours per year. Yes I can hear the music, it is well managed, I don't find it obtrusive and sometimes take advantage to invite friends around for a drink in the garden when there is a session on a Sunday afternoon. Occupants of four properties within 50 metres have noted to me that whilst they also hear the music, they are understanding in relation to it being part of the business. I have been approached by one other nearby property's residents. Vociferous in their objections to noise in all its forms from the pub, down to including people drinking in the beer garden and the noise that generates. It would seem that their desire is for it to return to being an old boy's drinking den. This proved to be a failed business model and resulted in it's closure prior to it reopening under the current owners and management two and a half years ago. Tolerance is key in my view. You don't live near a school and then ask the head to stop children play times because of the noise. In this case the noise ceases at a reasonable hour and a balance is achieved by it only being for 60 hours per year, and the public house assists in the vibrancy of the town and provides employment for local people. Taken as a whole I would urge that the outside music sessions are not considered a public nuisance. However if they are deemed to be, then there are other opportunities to consider other than an outright ban.

Kind regards

Terry Lawrence

Theobald House, 4 High Street, Needham Market, IP6 8AP.

Rep 11

15th November 2023

We live very close to the Rampant Horse public house and over three years the impact of the very loud live music every weekend during the summer months (April - October) has made life very challenging, *often intolerable*, and has had a huge effect on our health. The volume is so loud that we often find we have to abandon our house and garden to just get away from it !! We have a small garden room which we love to sit in with friends or family, but after 7.30 on Friday or Saturday evening and often Sunday afternoon, it is a "no go" area. We've had to cancel Sunday lunch with friends in the garden several times. The music reaches every part of our house. The sitting room, even with the TV on, you cannot escape the drums vibrating through the walls. Going to bed on hot evenings with the windows closed is stifling and we end up feeling trapped in our own home. *This is not good for our mental health!!!!*

The band plays against the back wall of the clap board barn, which is only about 10ft away from our garden so we feel virtually part of the band. There is no insulation!! The roof which was previously clad in thick pan-tiles has been replaced by corrugated tin which echoes loudly and preparing and eating a meal in the kitchen is NOT POSSIBLE. We have had to rearrange our whole lives around the activities of the pub.

Having lived here for twenty years and through several landlords, who *did* play music occasionally but usually inside and were considerate of the local community, we now find ourselves dreading the weekend. SURELY THIS IS NOT RIGHT!!

Resident D

Rep 12

15th November 2023

The essence of the matter is that the Rampant Horse has repeatedly abused the 'Statutory Nuisance under the Environmental Protection Act 1990'.

It is stated on the council web page that [REDACTED], in his official capacity, has approached [REDACTED] (representative of the Rampant Horse management) and appraised her of this fact **on many occasions**.

Whilst it is claimed that measures have been taken to placate local public opposition to the outside events, *The Public House has never addressed, or acted upon, the central point - the decibel level - that has been made, by every complainant.*

The Licensing Committee should understand that this point is at the very heart of this matter. Until the Rampant Horse undertakes to reduce sound levels in some way, it will continue to cause offence within the community.

It is my opinion that the management of the pub will never be able - *or wish* - to concur with an undertaking to reduce decibel levels - as these are - a major part of the attraction of these events for the public. I base this judgement mainly on the Pub's previous responses to [REDACTED] entreaties - and the public's responses which can be understood.

However, it is obvious that a compromise must be found. This is a residential area!

It is my belief, therefore, in the interest of the general public, that the Management's licence to play music be curtailed to a limited number of performances during any period, and, of course, that those performances should be within statutory decibel limits, *and* that the Management should be requested to *sound insulate* all exterior surfaces of the Barn - the Pub's performance area - to alleviate the discomfort of their neighbours.

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I believe these are even handed requests allowing the Pub to carry on with its business whilst respecting those around them!!

Arguments could be made that any reduction in performance numbers will overduely affect the Pub's income flow, and public enjoyment, but this Pub has existed before without this level of disturbance and without loss of enjoyment; and anyway, a simple sum will tell the truth: [cost of band v's pints and burgers ?] It is obvious this is a "vanity project" in terms of finance..... An admittedly, *once valid*, advertising exercise which should be now curtailed for the sake of the community.

Eight households in the Pub's vicinity have packed up, ie. 'sold up' in the last three years. If there is no alleviation of the noise levels in the future, we will be the ninth
Should our marriage of forty years survive this, *as there has been an unprecedented level of pressure on our mental health in this last period*, only time will tell.

Resident E

Rep 13

Sent: Friday, November 17, 2023 9:21 AM

To: BMSDC Licensing Team <LicensingTeam@baberghmidsuffolk.gov.uk>

Subject: Fwd: The Rampant Horse Pub - Public Review: FAO: The Licensing Team, Endeavour House

Dear Team,

I sent my comments below on Wednesday in time for the deadline on Thursday but between my typo in the address and being unwell I hadn't realised that it didn't get through to you. I've left a message also regarding this error.

Please can you still accept my comments?

Thank you

Regards

Resident F

Date: 15 November 2023 at 10:52:37 GMT

To: licencingteam@baberghmidsuffolk.gov.uk

Subject: The Rampant Horse Pub - Public Review: FAO: The Licensing Team, Endeavour House

FAO: The Licensing Team, Endeavour House

Please redact my email address, name and address so that I may remain anonymous due to the "outraged" patrons as reported in the press.

Dear Team,

APPENDIX B

I am a landlord and owner of a property nearby. I own one rental property in total. I appreciate the weight of my voice will not be as strong in this sense but I intend to represent any future possible tenants I may have by speaking up now.

I have been made aware that the live music Licence at the Rampant Horse, Coddendam Road, Needham Market is now under review following complaints.

A previous tenant raised the issue with the Manager directly and informally and they did not address it. The Manager said recently (and very publicly in the local news) that they haven't been approached. In reality the Manager has had at least one opportunity in the past to discuss the issue and take steps to solve the problem, with no action being taken. The Manager seems to have only sought the views of their patrons which doesn't address the nature of the issue. The Manager hasn't sought the views of the community that are affected and instead has chosen to rally up support and make sure to widely publicise their "outrage" at a few "moaning miserables". The public statements the Manager has made on the issue are dismissive. An alternative response to an official complaint might have been to reach out to local residents to understand what their issues are. Instead, the Manager has gone to social media and the press making it even more difficult for anyone to approach the issue. Since the Manager showed no acknowledgement of the issue to my tenant I do not think the Manager truly wants a compromise and if they were going to compromise they would have done so already as this has been on going for several years now.

Most people will readily accept that the Rampant Horse, as a business, will strive to make as much profit as possible but why should the financial needs of one business take precedent over another? My business as a landlord may be minuscule by comparison but I have still been negatively impacted losing a tenant and think it is a valid point to make.

The pub, has always been loved, has always been successful and even without any live acts (since the volume seemingly cannot be controlled) it will continue to do well. I cannot say the same is true for my rental or future tenants if this continues. In the decades I have owned my property I have never needed to make any complaint. If you buy a property near to a pub you must expect some liveliness and noise (and indeed welcome it) but the last few years appear to have been an exception and have proved to me it's not the location of my property that's the real problem. The problem really has come with the relaxation of rules for outside events due to Covid where venues have been helped greatly to stay afloat. The Manager has stated that the live music has served them well. That period of time where the relaxation of the rules was really needed has now passed and we seem to be left with a live events venue which is simply ill set up to contain the sound and as such really is simply inappropriate being it's in a residential setting. This problem wouldn't have arisen pre Covid or if they had a bigger indoor space which could be used and sound proofed. The building itself is medieval and will carry sound.

I do understand Managers of pubs have a hard job in keeping a balance between profitability and controlling any nuisance. However, I am told, that they usually have the courtesy to work with the neighbourhood and not against them. As previously stated the Manager was approached directly about the issue but my tenant was given a short one line response which made it very clear that they wouldn't even talk about it.

Some compassion and experience in these situations from the Manager could have gone a long way towards fixing things for those impacted and some common sense now needs to

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be applied.

The Needham Community includes the whole neighbourhood and not just the patrons. The few “moaning miseries” being referred to by the Manager include young children and elderly people who cannot sleep and who have been mentally and physically affected; a fact that the Manager has not taken an interest or the time to understand.

I note that there are other pubs nearby who frequently put on live music but do not make the level of noise the Rampant Horse does. The community have other options very close by and it shouldn't be the case that residents have to suffer because The Rampant Horse is ill suited as a live music venue since it has to be outside. The one sided open barn does little to contain the noise. The pub has always played music but live music just happens to be their personal preference. I believe the Manager herself stated in the press that her background is singing and performing.

A full resolution to the matter is now needed after many years of disregard.

Thank you for listening.

Resident G