



LICENSING & REGULATORY SUB-COMMITTEE

**TUESDAY
6 MAY 2025
GIPPING ROOM, GRAFTON HOUSE
10.00 AM**

COUNCILLORS

LABOUR
Stephen Connelly
Adam Rae

CONSERVATIVE

LIBERAL DEMOCRAT
Inga Lockington

Substitutes:
Jenny Smith

**This meeting is convened in accordance with the Licensing Act 2003
(Hearings) Regulations 2005**

A G E N D A

	PART 1
1.	Election of Chair
2.	Apologies for Absence
3.	Declarations of Interest
4.	LRS/24/12 Application for a Variation of Premises Licence (Pages 3 - 66)

300224

SHIRLEY JARLETT
MONITORING OFFICER

25 April 2025

Any enquiries about this meeting should be addressed to
Laura Towells - 01473 432517
Grafton House, 15 - 17 Russell Road, Ipswich IP1 2DE.
Website: www.ipswich.gov.uk



The information contained within these papers can be made available in alternative formats. Please use the contact details above for assistance

REF: LRS/24/12

COMMITTEE: LICENSING & REGULATORY SUB COMMITTEE

DATE: 6 MAY 2025 – 10:00am

**SUBJECT: LICENSING ACT 2003 – APPLICATION FOR
VARIATION OF PREMISES LICENCE – THE FLYING
HORSE, 4 WATERFORD ROAD, IPSWICH, IP1 5NW**

REPORT AUTHOR: CHARLENE MANTON

SENIOR OFFICER: KATE PRICE

Short description of report content and the decision requested:

An application for a new premises licence has been received under Section 34 of the Licensing Act 2003. Relevant representation concerning the application has been received from the Responsible Authorities during the consultation period therefore the Licensing and Regulatory Sub-Committee is required to determine the application.

Ward(s) affected:

List of Appendices included in this report:

- a) *Appendix 1 – Application form*
- b) *Appendix 2 – Plan of Premises*
- c) *Appendix 3 – Public Notice & Press Notice*
- d) *Appendix 4 – Representation from Janet Youngs, local resident*
- e) *Appendix 5 – Emails of support from local residents*
- f) *Appendix 6 – Sarah Wright's additional information & references*
- g) *Appendix 7 – Janet Youngs response to additional information*
- h) *Appendix 8 – Environmental Protection conditions*
- i) *Appendix 9 – Police conditions*

This report has been prepared by Charlene Manton, Licensing & Systems Officer,

*Telephone: **01473 433076***

email: charlene.manton@ipswich.gov.uk

This report was prepared after consultation with:

Internal consultees

- Ipswich Borough Council's Environmental Protection Team
- Ipswich Borough Council's Occupational Health & Safety Team
- Ipswich Borough Council's Planning & Development Team
- Ipswich Borough Council's Licensing & Enforcement Team
- Ipswich Borough Council's Legal Team

External consultees

- Suffolk Constabulary
- Suffolk Fire & Rescue Service
- Suffolk County Council Trading Standards
- Public Health Suffolk
- Home Office (Immigration Enforcement)

The following policies form a context to this report:

Ipswich Borough Council's Statement of Licensing Policy
Proud of Ipswich: Championing our Community & Revitalising our Town

LIST OF BACKGROUND PAPERS AS REQUIRED BY LAW

(papers relied on to write the report but which are not published and do not contain exempt information –

1. Revised Guidance Issued Under Section 182 of the Licensing Act 2003
Home Office: April 2018
https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/705588/Revised_guidance_issued_under_section_182_of_the_Licensing_Act_2003_April_2018_.pdf
2. Ipswich Borough Council Statement of Licensing Policy
https://www.ipswich.gov.uk/sites/default/files/statement_of_licensing_policy_with_appendix_16july.pdf

1. The Application

- 1.1 An application was received from Sarah Wright of the Flying Horse, 4 Waterford Road, Ipswich, IP1 5NW for the variation of a Premises Licence under Section 34 of the Licensing Act 2003 on 10 March 2025.
- 1.2 The Applicant applied to vary the existing Premises Licence PLA0412 as follows:-
- Add recorded music indoors from 0900-2300.
 - Add live music outdoors from 1200 until 2000
 - Add an outside bar in the beer garden area and extend the licensed area to sell and consume alcohol in the beer garden and new field from 1800-2200 on Fridays, 1200-2200 on Saturday, 1200-1900 on Sunday and 1200-2000 on Bank Holidays.
 - To permit 5 live outdoor music events per year with up to 499 persons from 1200-2300 to include the beer garden and field. Easter Saturday, Late May Bank Holiday, August Bank Holiday, Anniversary of opening date (around 20th September) and one other.
 - To allow children in the beer garden and field
 - Add exhibition of films indoors from 0900 until 2300
- 1.3 The application form provided by the Applicant is attached at Appendix 1. A plan of the premises layout is attached at Appendix 2.
- 1.4 The application is deemed by the Licensing Authority to be correctly served and advertised in accordance with the Licensing Act regulations. A copy of the press and public notice is attached at Appendix 3.
- 1.5 Sarah Wright took over the Flying Horse premises in September 2024. She already operates a childcare business from the premises but has stressed that this is completely separate and is governed by OFSTED. Events at the pub do not take place when the childcare business is open. Approximately 50% of the sales is food and 50% alcohol.

2. Relevant Representations

- 2.1 A local resident Mrs Janet Youngs has made an objection and this is attached at Appendix 4. Two residents have emailed their support and these are attached at Appendix 5. Sarah Wright has responded to the representation with additional information including three customer references and this is attached as Appendix 6. Janet Youngs has also responded to Sarah Wright's information, and this is attached at Appendix 7.
- 2.2 The following Responsible Authorities have been served a copy of the application and have made no representations:
- Ipswich Borough Council's Planning & Development Team

- Suffolk County Council Trading Standards
- Home Office (Immigration Enforcement)
- Suffolk Fire & Rescue Service
- Ipswich Borough Council's Licensing Team
- Ipswich Borough Council's Occupational Health & Safety Team
- Public Health

2.3 Ipswich Borough Council's Environmental Protection Team did make an objection but this was withdrawn when the applicant agreed to comply with the requested conditions. A copy of the conditions is attached at Appendix 8.

2.4 Suffolk Constabulary requested additional conditions to be added to the licence and these were agreed with the applicant. A copy of the conditions is attached at Appendix 9.

3. Options

3.1 The options open to the Licensing and Regulatory Sub-Committee are:

- (a) Grant the application subject to conditions that are consistent with the operating schedule accompanying the application.
- (b) Grant the application subject to modified conditions and/or timings, where the committee considers it appropriate for the promotion of the licensing objectives.
- (c) To reject the whole or part of the application.

4. Recommendation

4.1 The Licensing & Regulatory Sub-Committee is requested to determine the application for the grant of a Premises Licence with a view to promoting the licensing objectives.

4.2 The Sub-Committee is recommended to give appropriate weight to:

- (a) The steps that are appropriate to promote the licensing objectives;
- (b) The representations (including supporting information) presented by all parties;
- (c) The Ipswich Borough Council Statement of Licensing Policy;
- (d) The Guidance issued to local authorities under Section 182 of the Licensing Act 2003 (as amended April 2018).

Application to vary a premises licence under the Licensing Act 2003

PLEASE READ THE FOLLOWING INSTRUCTIONS FIRST

Before completing this form please read the guidance notes at the end of the form. If you are completing this form by hand please write legibly in block capitals. In all cases ensure that your answers are inside the boxes and written in black ink. Use additional sheets if necessary.

You may wish to keep a copy of the completed form for your records.

I/We SARAH WRIGHT
(Insert name(s) of applicant)

being the premises licence holder, apply to vary a premises licence under section 34 of the Licensing Act 2003 for the premises described in Part 1 below

Premises licence number	PLA0412
-------------------------	---------

Part 1 – Premises Details

Postal address of premises or, if none, ordnance survey map reference or description FLYING HORSE 4 WATERFORD ROAD			
Post town	IPSWICH	Postcode	IP1 5NW
Telephone number at premises (if any)			
Non-domestic rateable value of premises	£3900		

Part 2 – Applicant details

Daytime contact telephone number			
E-mail address (optional)			
Current postal address if different from premises address	IPSWICH		
Post town	IPSWICH	Postcode	

Part 3 - Variation

Please tick as appropriate

Do you want the proposed variation to have effect as soon as possible?

☒ Yes ☐ No

If not, from what date do you want the variation to take effect?

DD		MM		YYYY			

Do you want the proposed variation to have effect in relation to the introduction of the late night levy?
(Please see guidance note 1) ☐ Yes ☒ No

Please describe briefly the nature of the proposed variation (Please see guidance note 2)

ADD DAYTIME INDOORS MUSIC RECORDED FROM 9AM DAILY → CLOSE
ADD LIVE MUSIC OUTDOORS CUT OFF 8PM + NO HEAVY METAL
ADD AN OUTSIDE BAR IN BEER GARDEN AREA
EXTEND THE LICENCED AREAS TO SELL ALCOHOL TO INCLUDE
BEER GARDEN + EXTEND TO COVER NEW FIELD TO CONSUME
5 LIVE OUTDOOR MUSIC EVENTS PER YEAR → 11pm
" " TO INCLUDE BEER GARDEN + FIELD, OUTDOOR
BAR & MOBILE BAR IN FIELD
CHILDREN TO BE ALLOWED IN (BEER GARDEN) + FIELD
ADD EXHIBITION OF FILMS INDOORS

If your proposed variation would mean that 5,000 or more people are expected to attend the premises at any one time, please state the number expected to attend:

--

Part 4 Operating Schedule

Please complete those parts of the Operating Schedule below which would be subject to change if this application to vary is successful.

Provision of regulated entertainment

Please tick all that apply

- | | |
|--|-------------------------------------|
| a) plays (if ticking yes, fill in box A) | <input checked="" type="checkbox"/> |
| b) films (if ticking yes, fill in box B) | <input checked="" type="checkbox"/> |
| c) indoor sporting events (if ticking yes, fill in box C) | <input checked="" type="checkbox"/> |
| d) boxing or wrestling entertainment (if ticking yes, fill in box D) | <input type="checkbox"/> |
| e) live music (if ticking yes, fill in box E) | <input checked="" type="checkbox"/> |
| f) recorded music (if ticking yes, fill in box F) | <input checked="" type="checkbox"/> |
| g) performances of dance (if ticking yes, fill in box G) | <input type="checkbox"/> |
| h) anything of a similar description to that falling within (e), (f) or (g)
(if ticking yes, fill in box H) | <input type="checkbox"/> |

Provision of late night refreshment (if ticking yes, fill in box I)

☐

Supply of alcohol (if ticking yes, fill in box J)

☒

In all cases complete boxes K, L and M

B

Films Standard days and timings (please read guidance note 7)			<u>Will the exhibition of films take place indoors or outdoors or both – please tick</u> (please read guidance note 3)	Indoors	<input checked="" type="checkbox"/>
				Outdoors	<input type="checkbox"/>
Day	Start	Finish		Both	<input type="checkbox"/>
Mon			<u>Please give further details here</u> (please read guidance note 4) INDOOR ONLY.		
Tue					
Wed			<u>State any seasonal variations for the exhibition of films</u> (please read guidance note 5)		
Thur					
Fri			<u>Non standard timings. Where you intend to use the premises for the exhibition of films at different times to those listed in the column on the left, please list</u> (please read guidance note 6)		
Sat					
Sun					

C

Indoor sporting events Standard days and timings (please read guidance note 7)			Please give further details (please read guidance note 4) INDOOR TV EVENTS ONLY
Day	Start	Finish	
Mon			
Tue			State any seasonal variations for indoor sporting events (please read guidance note 5)
Wed			
Thur			Non standard timings. Where you intend to use the premises for indoor sporting events at different times to those listed in the column on the left, please list (please read guidance note 6)
Fri			
Sat			
Sun			

E

Live music Standard days and timings (please read guidance note 7)			Will the performance of live music take place <u>indoors or outdoors or both – please tick</u> (please read guidance note 3)	Indoors <u>I</u>	<input type="checkbox"/>
Day	Start	Finish		Outdoors <u>O</u>	<input type="checkbox"/>
Mon <u>I</u>	<u>12</u>	<u>11.30</u>	Please give further details here (please read guidance note 4) <u>LIVE MUSIC OUTSIDE IN GOOD WEATHER. PLEASANT</u> <u>MUSIC - NOT HEAVY/LOW BASE. CUT 8PM FOR NEIGHBOURS</u> <u>INDOOR BANDS/MUSIC FROM LUNCATIME IE REQUIRED</u> <u>FOR PARTIES ETC WITH NOISE LOWERED FOR NEIGHBOURS</u>		
BH <u>O</u>	<u>12</u>	<u>8</u>			
Tue <u>I</u>	<u>12</u>	<u>11</u>	State any seasonal variations for the performance of live music (please read guidance note 5) <u>5 EVENTS REQUESTED FOR THE YEAR FOR EVENTS</u> <u>TICKET EVENT. LARGER CROWD 499. STAGE</u> <u>& MUSIC TIL 11PM. SUMMER/AUTUM/SPRING</u>		
<u>O</u>	<u>12</u>	<u>8</u>			
Wed <u>I</u>	<u>12</u>	<u>11</u>	Non standard timings. Where you intend to use the premises for the performance of live music at different times to those listed in the column on the left, please list (please read guidance note 6) <u>AS ABOVE. 5 DATES.</u> <u>EASTER SATURDAY, MAY BANK HOLIDAY (AND)</u> <u>AUGUST BANK HOL, ANNIVERSARY DATE SAT NEAR</u> <u>NEAREST 20th SEPT + ONE OTHER.</u>		
<u>O</u>	<u>12</u>	<u>8</u>			
Thur <u>I</u>	<u>12</u>	<u>11</u>			
<u>O</u>	<u>12</u>	<u>8</u>			
Fri <u>I</u>	<u>12</u>	<u>11.30</u>			
<u>O</u>	<u>12</u>	<u>8</u>			
Sat <u>I</u>	<u>12</u>	<u>11.30</u>			
<u>O</u>	<u>12</u>	<u>8</u>			
Sun <u>I</u>	<u>12</u>	<u>10</u>			
<u>O</u>	<u>12</u>	<u>8</u>			

F

Recorded music Standard days and timings (please read guidance note 7)			Will the playing of recorded music take place indoors or outdoors or both – please tick (please read guidance note 3)	
			Indoors	<input checked="" type="checkbox"/>
			Outdoors	<input type="checkbox"/>
			Both	<input type="checkbox"/>
Day	Start	Finish		
Mon	9 AM	11 PM	Please give further details here (please read guidance note 4) RADIO 1 SKY / ALEXA all day inside BACKGROUND MUSIC	
Tue	9 AM	11 PM		
Wed	9 AM	11 PM	State any seasonal variations for the playing of recorded music (please read guidance note 5)	
Thur	9 AM	11 PM		
Fri	9 AM	11 PM	Non standard timings. Where you intend to use the premises for the playing of recorded music at different times to those listed in the column on the left, please list (please read guidance note 6)	
Sat	9 AM	11 PM		
Sun	9 AM	10 PM		

J

TIMINGS FOR OUTSIDE BAR (IN ADDITION TO CURRENT

Supply of alcohol Standard days and timings (please read guidance note 7)			Will the supply of alcohol be for consumption - <u>please tick</u> (please read guidance note 8)	On the premises	<input checked="" type="checkbox"/>
				Off the premises	<input type="checkbox"/>
				Both	<input checked="" type="checkbox"/>
Day	Start	Finish	State any seasonal variations for the supply of alcohol (please read guidance note 5)		
Mon 3H	12	20:00	OUTSIDE BAR IN GOOD WEATHER ONLY & ONLY FRI/SAT/SUN AND BANK HOLIDAYS MONAYS ONLY.		
Tue					
Wed					
Thur			Non-standard timings. Where you intend to use the premises for the supply of alcohol at different times to those listed in the column on the left, please list (please read guidance note 6)		
Fri			CLOSED/SEALED ALCOHOL CAN BE PURCHASED TO TAKE HOME. 5 EVENTS PER YEAR (BANK HOLIDAYS) MOBILE BAR ON THE FIELD FROM 1200-2300		
	18:00	22:00			
Sat	12:00	22:00			
Sun	12:00	19:00			

LICENSED
TIMINGS
11:00 AM -
01:00 AM

K

Please highlight any adult entertainment or services, activities, other entertainment or matters ancillary to the use of the premises that may give rise to concern in respect of children (please read guidance note 9).

NOTHING.

L

Hours premises are open to the public Standard days and timings (please read guidance note 7)			State any seasonal variations (please read guidance note 5) NEW YEARS EVE → 1AM (CURRENTLY LICENCED TIL 1AM DAILY) CAN KEEP THIS IF OK.
Day	Start	Finish	
Mon	11	2300	Non standard timings. Where you intend the premises to be open to the public at different times from those listed in the column on the left, please list (please read guidance note 6)
Tue	11	2300	
Wed	11	2300	
Thur	11	2300	
Fri	11	1-AM	
Sat	11	1AM	
Sun	11	10pm	
	11	22-00	

Please identify those conditions currently imposed on the licence which you believe could be removed as a consequence of the proposed variation you are seeking.

REMOVE OUTDOOR MUSIC RESTRICTION

M

Describe any additional steps you intend to take to promote the four licensing objectives as a result of the proposed variation:

a) General – all four licensing objectives (b, c, d and e) (please read guidance note 10)

UNDER 25 POLICY ENFORCED + SIGNAGE
CHILDREN TO LEAVE BY 10PM
ANTI DRUG SIGNS UP EVERYWHERE + LIQUID ON SURFACES
CCTV
ANGELA

b) The prevention of crime and disorder

CCTV EVERYWHERE
STAFF TRAINING
ANTI DRUG POLICY + ZERO TOLERANCE
ZERO TOLERANCE OF BAD BEHAVIOUR
NO KNIVES ETC.
TICKET SALES FOR LARGE EVENTS
Bouncers + SECURITY
FOR LARGE/BUSY EVENTS

c) Public safety

ZERO TOLERANCE OF VIOLENCE/VERBAL ABUSE/DRUGS
LIMITED DRINK/STOP SERVING IF TOO DRUNK
NO KNIVES/GUNS ETC
DOGS ON LEADS
100% STICKING TO LICENCE RULES
ASK ANGELA
TICKET SALES
BOUNCERS FOR LARGE EVENTS

d) The prevention of public nuisance

STOP SERVING DRINK IF TOO DRUNK
ZERO TOLERANCE OF VIOLENCE/VERBAL ABUSE
NOT USING GARDEN AFTER 11
QUIET WHEN LEAVE PREMISES
KEEPING NOISE OF MUSIC LOWER
BOUNCERS + SECURITY
TICKET SALES

e) The protection of children from harm

I HAVE A CHILDCARE BUSINESS SO I AM SAFEGUARD TRAINED, AS ARE MOST STAFF.
CHILDREN SUPERVISED BY AN ADULT OVER 18 AT ALL TIMES
UNDER 25 POLICY ENFORCED
NO CHILDREN AT BAR/SERVED AT ALL
CHILDREN TO LEAVE BY 10PM.
CHILD SAFETY TOP PRIORITY
TICKET SALES


Checklist:**Please tick to indicate agreement**

- I have made or enclosed payment of the fee; or
I have not made or enclosed payment of the fee because this application has been
made in relation to the introduction of the late night levy. ☒
- I have sent copies of this application and the plan to responsible authorities and
others where applicable. ☒
- I understand that I must now advertise my application. ☒
- I have enclosed the premises licence or relevant part of it or explanation. ☒
- I understand that if I do not comply with the above requirements my application will be
rejected. ☒

**IT IS AN OFFENCE, LIABLE ON SUMMARY CONVICTION TO A FINE NOT EXCEEDING LEVEL 5
ON THE STANDARD SCALE, UNDER SECTION 158 OF THE LICENSING ACT 2003, TO MAKE A
FALSE STATEMENT IN OR IN CONNECTION WITH THIS APPLICATION.**

Part 5 – Signatures (please read guidance note 11)

**Signature of applicant (the current premises licence holder) or applicant's solicitor or other duly
authorised agent (please read guidance note 12). If signing on behalf of the applicant, please
state in what capacity.**

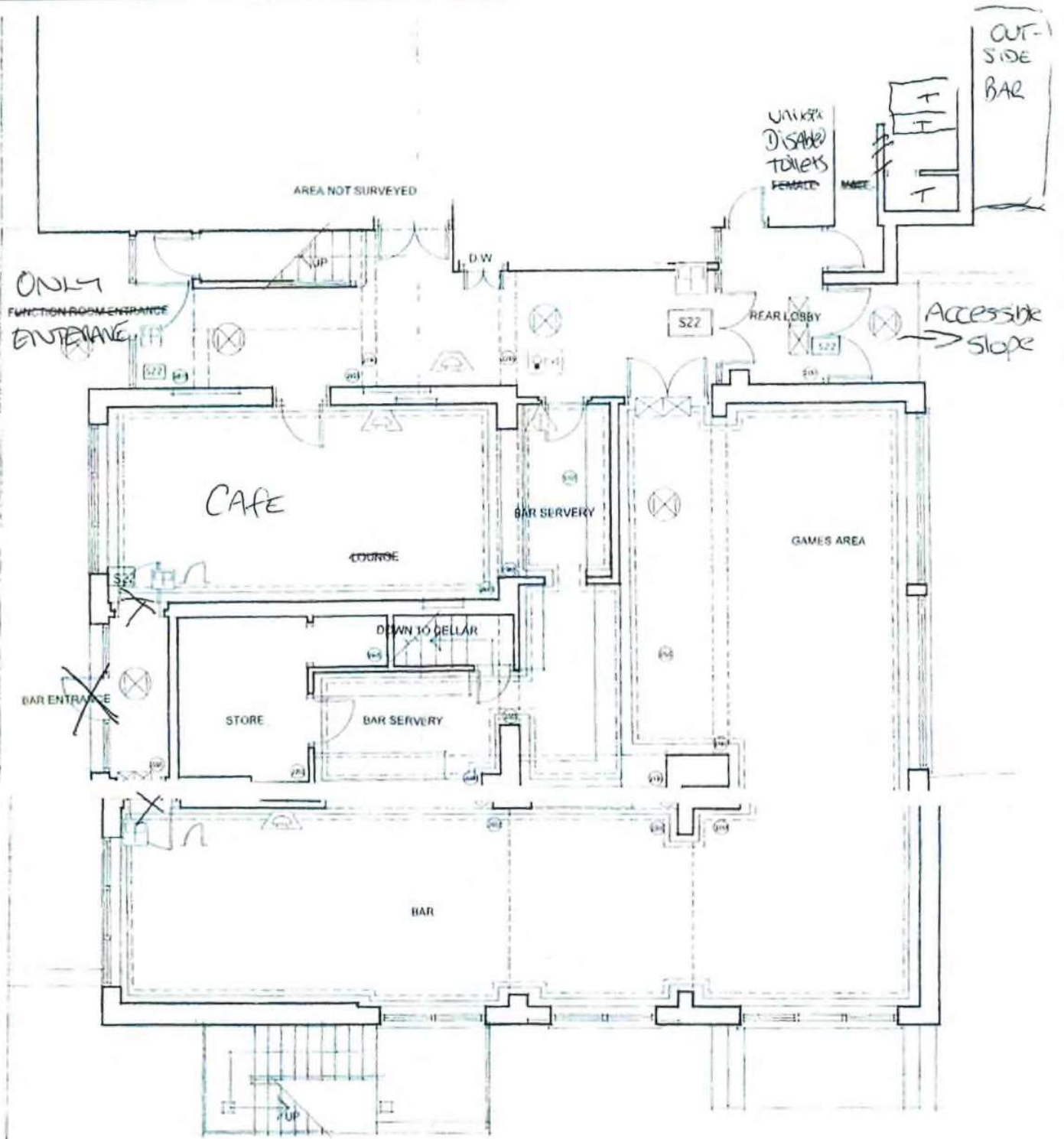
Signature	
Date	8-3-2025
Capacity	240 INSIDE BUILDING + 499 OUTSIDE

**Where the premises licence is jointly held, signature of 2nd applicant (the current premises
licence holder) or 2nd applicant's solicitor or other authorised agent (please read guidance note
13). If signing on behalf of the applicant, please state in what capacity.**

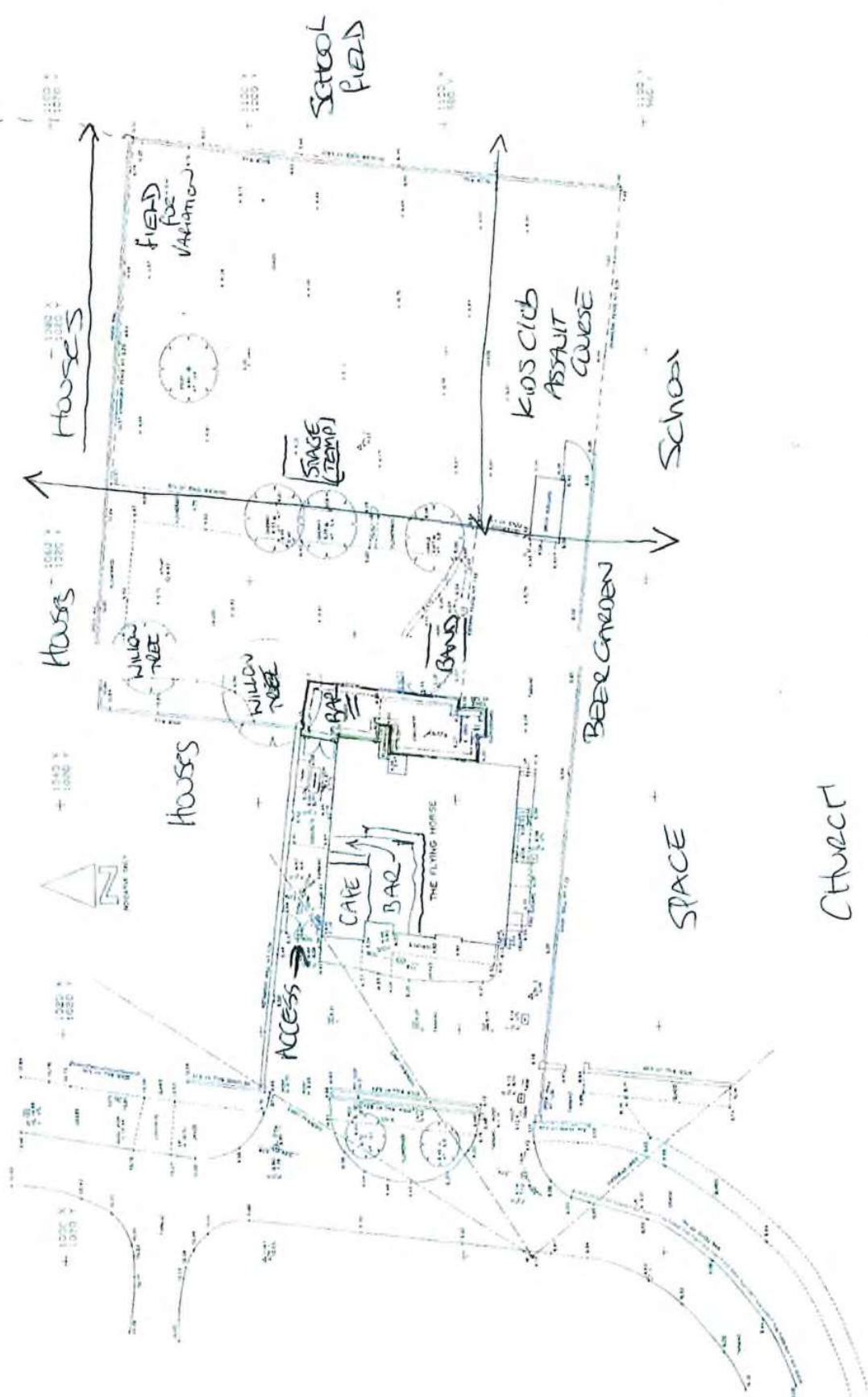
Signature	
Date	
Capacity	

**Contact name (where not previously given) and address for correspondence associated
with this application (please read guidance note 14)**

Post town		Post code	
Telephone number (if any)			
If you would prefer us to correspond with you by e-mail, your e-mail address (optional)			

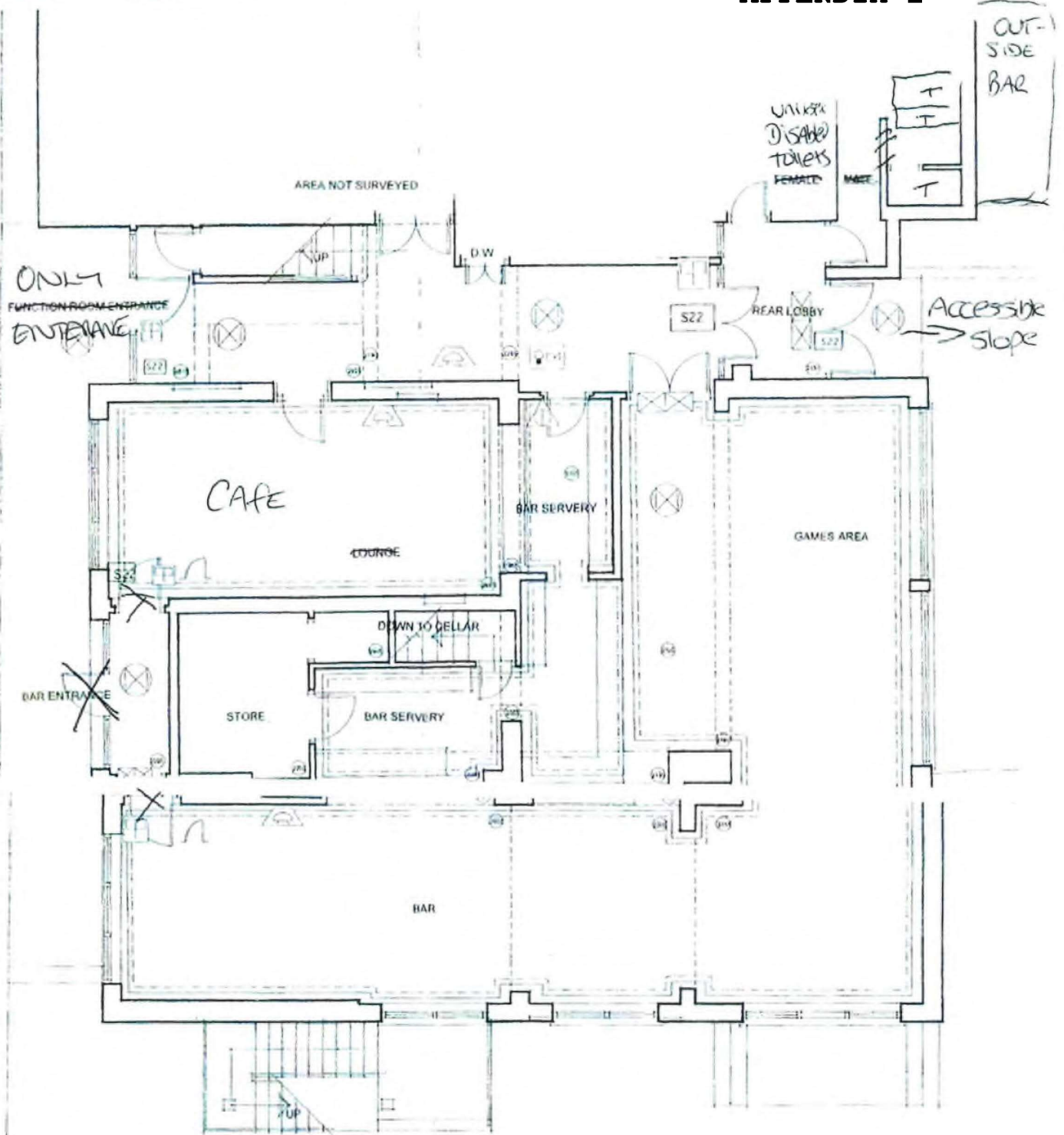


OR PLAN AS EXISTING

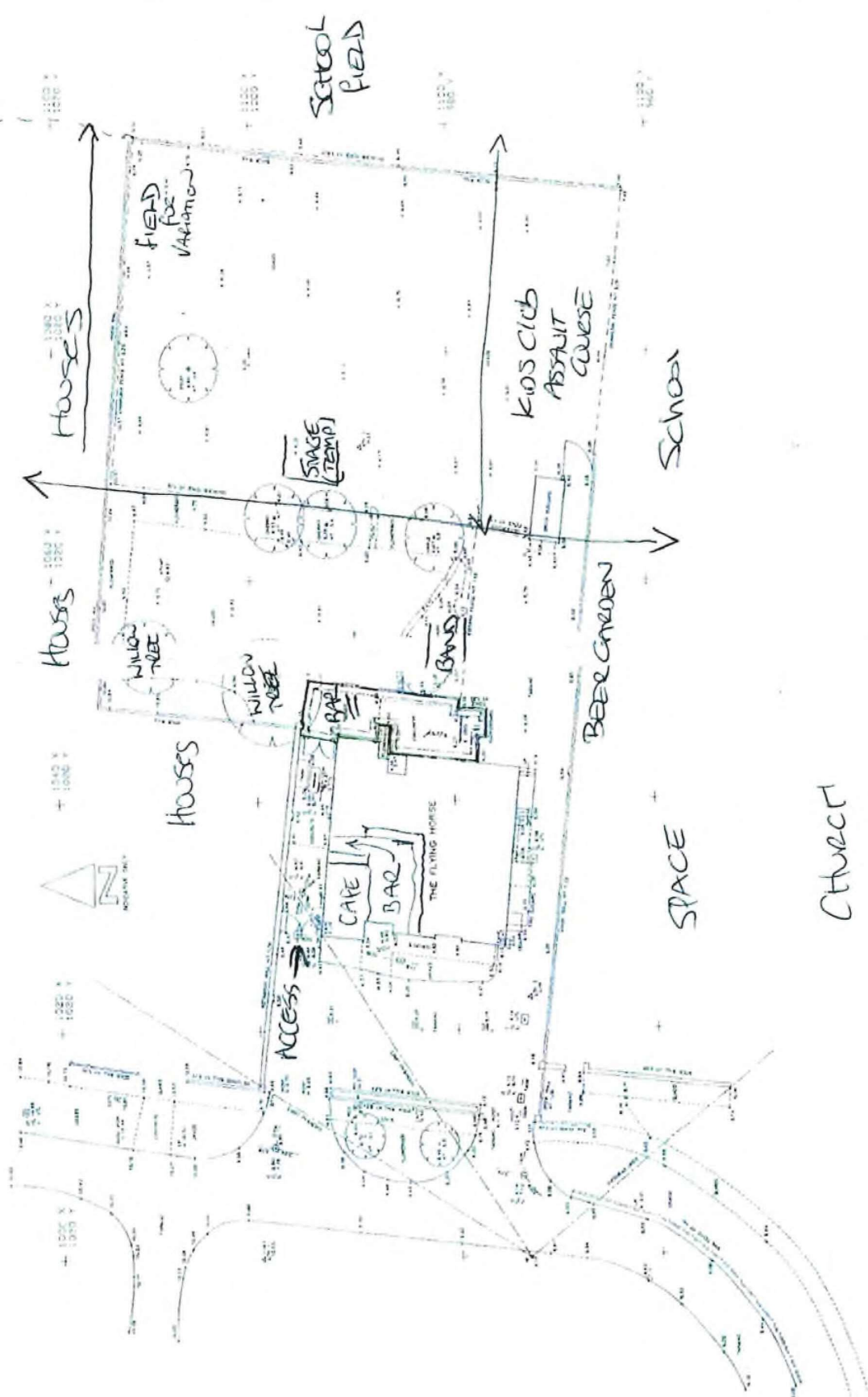


CHURCH

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OR PLAN AS EXISTING



CHURCH

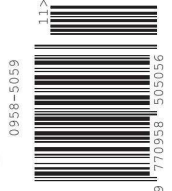
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PAGES 8-9



DISABILITY CAMPAIGNERS JOIN TAXI SCHEME OPPOSITION

Will Blues striker get called for England?

SPORT



'I've just about had enough' - mouldy flat misery



PAGE 6

HGV drivers turn road into 'rat run'

Lives 'are a misery' due to noise at night

Lorry drivers are being accused of flouting an overnight weight restriction on an Ipswich road, making the lives of residents a misery.

A restriction is in place from 7pm to 7am from the dual-mini roundabouts where the A1214 and Norwich Road meet, prohibiting HGVs from using the road overnight.

OLI PICTON
oliver.picton@newsquest.co.uk

But Andrew Hyland, 53, a Norwich Road resident and former lorry driver, says they are turning the route into a "rat-run" when the Orwell Bridge is closed.

"It is becoming a huge problem. I would say there are

maybe as many as 200 HGVs coming down, and they rattle over the pot holes making a lot of noise."

A spokesperson for Suffolk Highways said it was working with National Highways to see what further measures could be taken.

FULL STORY - PAGE 2



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Privet	40/60	£119	£1112	£25.50	£47.60
	60/90	£1.27	£11.92	£27.80	£51.60
	90/120	£2.23	£21.52	£51.80	£99.60
Cherry Laurel	40/60	£2.87	£26.32	£63.80	£123.60
	60/90	£3.75	£35.92	£87.80	£171.60
	90/120	£5.59	£51.92	£119.80	£219.60
Blackthorn	40/60	£0.87	£7.92	£18.80	£35.60
	60/90	£1.03	£9.52	£21.80	£39.60
	90/120	£1.99	£19.12	£45.80	£87.60

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Notices Other Notices | Church and Religious Notices Tenders and
Contracts | Goods Vehicle Operator Licences

ALCOHOL & Licensing

Variation of Premises Licence

Name of Applicant: Sarah Wright
Name of Premises: The Flying Horse
Postal Address of Premises: 4 Waterford Road, Ipswich, IP1 5NW
This application may be viewed at:
Ipswich Borough Council, Grafton House, 15-17 Russell Road, Ipswich, IP1 2DE
Proposed Variation: To vary the existing licence to include outdoor live music from 1200-2000 hours in the beer garden and on 5 occasions per year 1200-2300 hours on the field for larger events. To provide an outside bar area during good weather in the beer garden on Fridays from 1800-2200, Saturdays 1200-2200, Sundays 1200-1900 and Bank Holidays 1200-2000. To provide an outside mobile bar on the field on 5 occasions per year from 1200-2300 for larger events.
Dates between which representations may be made to the Licensing Authority:
Start Date: 11.03.2025
Closing Date: 7.04.2025

Representations must be made in writing to the attention of the Licensing & Systems Officer, Ipswich Borough Council (as the Licensing Authority) at the above address, or by e-mail to licensing@ipswich.gov.uk. It is an offence knowingly or recklessly to make a false statement in connection with an application and the maximum fine for which a person is liable on summary conviction for the offence is unlimited.

OTHER

SUFFOLK COUNTY COUNCIL ROAD TRAFFIC REGULATION ACT 1984: SECTION 14

TEMPORARY CLOSURE OF PART OF THE C602 ERISSWELL ROAD, HOLYWELL ROW
Suffolk County Council intends to make an order closing the C602 Erisswell Road, Holywell Row from the Street to the B1112 to facilitate carriageway resurfacing. Other co-ordinated works may also take place during this period.
Access will be open for pedestrians and cyclists.
The diversion route will be the B1112, the A1065, the A11, the A1101, Mildenhall Road, Holywell Row and vice versa.
It is intended that the closure will operate from 26/03/2025 - 27/03/2025 from 9.30am - 4pm but, if necessary, the order may remain in force for 18 months (or longer if extended by the Minister). Enquiries should be made to Suffolk Highways. Tel: 0345 606 6171.

TEMPORARY CLOSURE OF PART OF THE A137 CHANCERY ROAD AND WEST END ROAD AND THE B1075 PRINCES STREET, IPSWICH
Suffolk County Council has made an order closing the following roads:
● the A137 Chancery Road, Ipswich from Princes Street to West End Road
● the A137 West End Road, Ipswich from Chancery Road for 127 metres westbound
● the B1075 Princes Street, Ipswich from Burrell Road to Civic Drive
This is to facilitate disorder prevention and crowd safety during a football game. Other co-ordinated works may also take place during this period.
Access will be open for pedestrians and cyclists.
The diversion route will be Burrell Road, Stoke Street, Bridge Street, Greyfriars Road, Franciscan Way, Civic Drive, Handford Road, Ranelagh Road and vice versa.
It is intended that the closure will operate on 15/03/2025 from 6pm - 10pm but, if necessary, the order may remain in force for 18 months (or longer if extended by the Minister). Enquiries should be made to Suffolk Constabulary. Tel: 07563 018447.

TEMPORARY CLOSURE AND SUSPENSION OF ONE-WAY TRAFFIC ON PART OF THE U4555 TAKERS LANE, STOWMARKET
Suffolk County Council intends to make an order closing the U4555 Takers Lane, Stowmarket from no. 26 for 20 metres north eastbound to facilitate repairs to a water pipe. Other co-ordinated works may also take place during this period.
Access will be open for pedestrians and cyclists.
The diversion route will be Bridge Street, Ipswich Road, Lime Tree Place and vice versa.
For the duration of this closure, there will be a temporary suspension of one-way traffic on the U4555 Takers Lane, Stowmarket from the junction with Ipswich Road to the junction with Lime Tree Place.
It is intended that these measures will operate on 26/03/2025 but, if necessary, the order may remain in force for 18 months (or longer if extended by the Minister). Enquiries should be made to TfS Traffic. Tel: (01449) 490865.

SUFFOLK COUNTY COUNCIL (PARISH OF ALDRINGHAM CUM THORPE) (FOOTPATH 71) (TEMPORARY CLOSURE) ORDER 2024
This order, which came into effect 01/10/2024 closing Footpath 71, in the Parish of Aldringham Cum Thorpe, has been extended in force by the Minister until 01/10/2025 or until the completion of the works, whichever is the earlier.
This closure is required to facilitate safe access during the construction of new housing. Other co-ordinated works may also take place during this period. If the order had not been extended it would have ceased to be in force on 31/03/2025. Enquiries should be made to Steven Wilkinson of James Gorst Architects. Tel: 020 7336 7140. Email: steven@jamesgorstarchitects.com.
Date: 14/03/2025
Nigel Inmiss, Head of Governance, Suffolk County Council, Endeavour House, 8 Russell Road, Ipswich, Suffolk IP1 2BX.

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What are Public Notices and what is their purpose?

Public notices are adverts placed by councils and other local authorities to inform people of developments in their areas. They can cover a wide variety of topics that may impact your life. They can include planning applications and appeals, road closures or proposals by pubs or nightclubs hoping to change their opening hours or make other variations. The purpose of a public notice is to make sure anybody - either an individual or a group - with an interest has an opportunity to find out about and comment on the proposal before a decision is made on whether to allow it to go ahead.

Visit our dedicated website: publicnoticeportal.uk
ipswich-star

APPENDIX 4

Ipswich

23/03/2025

To, IBC Licensing and Enforcement Service,

Re: Flying Horse PH, 4 Waterford Road, Ipswich, IP1 5NW.
Premises licence number PLA0412.

I am writing to express concerns regarding the application for the amendment of the premises licence for The Flying Horse Public House. I am a neighbour whose garden immediately adjoins the pub garden that forms the basis of the amendment, and my house is approximately 10 metres north of the premises.

I believe the granting of the amended licence as proposed will have a detrimental impact on the area, on my enjoyment of my home and garden, and on the licensing objectives for the reasons I shall outline below. Many of the issues highlighted will fit under more than one category, but I shall attempt to place them under the heading that is most appropriate and what they are under in the variation request.

Prevention of Crime and Disorder

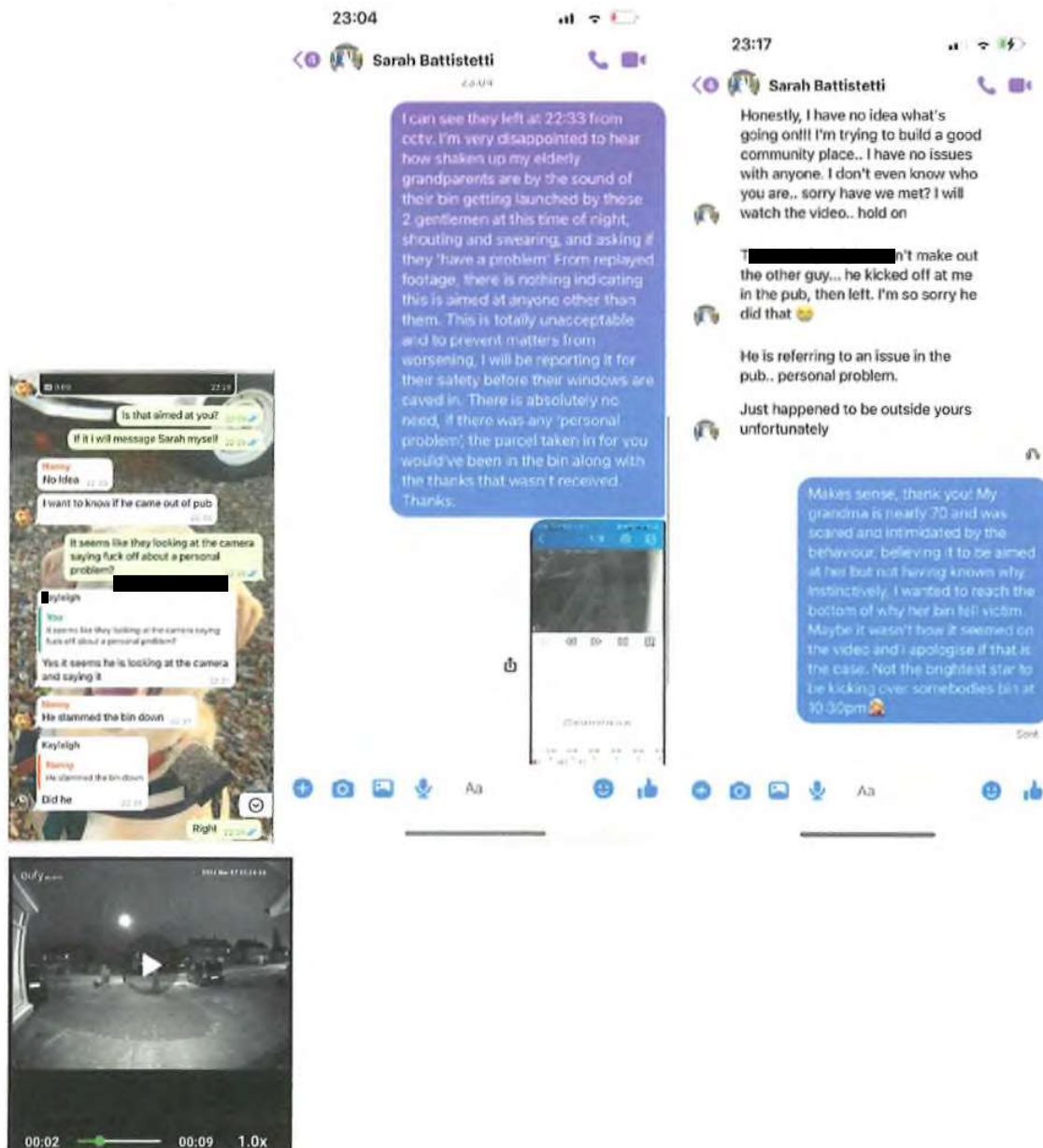
My concerns include increased noise levels, the potential for public intoxication, and the possibility of anti-social behaviour. I have personally witnessed and been the victim of antisocial behaviour from patrons of the pub, and I believe that the proposed licence will exacerbate these problems.

The amendment request states that there will be 'no knives', but how will this be enforced without searches? Additionally, it states 'CCTV everywhere'. Does this include the toilets and corridors? How will CCTV cameras be placed in the new field? How will it be ensured that there are no blind spots, particularly considering the number of trees and shrubbery that are present.

The variation states there will be 'ticket sales' to large events along with 'bouncers + security'. But there is no information on what constitutes a 'large event', nor how ticketing will prevent any crime and disorder.

There have already been incidences where there has been disorder from customers of the pub, with the owner initially denying she knew the individuals involved, until she was sent our CCTV footage of them leaving the carpark, when suddenly she knew their names, and that they had been causing issues within the pub itself. Without this

footage, she would have continued to deny knowledge of who they were and the fact they came out of the pub. (Evidence attached of drunk customer – caught on CCTV throwing our wheelie bin, shouting towards the house and being verbally aggressive, and the owner's eventual response that she 'tried to get him to leave'). It should be noted at this point that the owner denies a huge amount of issues, even when presented with evidence (for example photographs or CCTV with date/times printed on), blaming either the people who were in the pub before, or denying it completely despite evidence to the contrary.



Public Safety

In the variation, the owner states that to ensure public safety, there will be 'no knives/guns etc'. I am not sure if this is being facetious on her part, or if she believes the type of customers she attracts are those that may be liable to carrying 'knives/guns etc'. Either way, there is no information on how this will be enforced, and the fact she has considered a knife or gun being brought to a premises that adjoins a primary school, secondary school, residential houses and gardens and a church, and that has a childminding business using the same building and sharing outside areas – especially with the events in Southport in the summer of 2024 where young children were stabbed to death in a kids club by an unknown assailant who entered the premises they were on in order to kill young children - shows that being blase in stating 'no knives/guns etc' does not go far enough in protecting children and customers.

There is no information on first aid kits/boxes.

There is mention of 'bouncers/security' at events that are planned to hold up to 499 people, but nothing on first aid provision through either hired first aid experts who cover larger events (e.g. St John Ambulance), or through the hire of additional staff who are advanced first aid trained.

The map shows the entrance to the premises. It has been labelled by the owner as 'ONLY ENTRANCE'. I cannot fathom how someone could consider requesting to have '499 [people] outside + 240 inside' when there is one singular entrance into and out of the property as being safe. It is well known that trample injuries cause the highest levels of morbidity and mortality when there is a need for urgent evacuation of a building. And up to 739 people at one time trying to exit through the same door is a recipe for absolute disaster. This has been very poorly thought out with no consideration given to emergency evacuation procedures.

Under both public safety and the prevention of a public nuisance, it should be noted that there is a distinct lack of carparking for the number of customers anticipated at 'larger events' (499). The pub car park holds perhaps 8-10 cars and is in a state of disrepair. We already have cars parking on grass verges, across people's drives, and on the roads (evidenced). This is a narrow road with the pub being on a blind bend. There are buses that use the road and struggle to get through because of the cars parked on the road. Grass verges are churned up and are mostly dirt and mud. People struggle getting on and off their drives due to having their vision blocked by inappropriately parked cars. Additionally, with the primary school entrance being immediately adjacent to the pub, children are being put at risk by struggling to cross the road due to not being able to see clearly in both directions, and having to cross between parked cars due to the lack of parking for patrons of the pub. There is no information on how inevitable parking issues

are due to be resolved with the planning of 500 people in attendance. Even if 80% of that number walked or used public transport (which is a conservative number considering people will be travelling from outside of the immediate vicinity), that leaves 100 cars that need somewhere to park, and unfortunately, it's usually the case that they are parked where they cause a risk of harm, and damage to the verges.



The Prevention of Public Nuisance

The application proposes 'live outside music in good weather'. My garden immediately backs onto the pub garden, and with the outdoor music will inevitably come noise not just from the music itself, but also from people. We have already had several months of not being able to enjoy the garden last year, due to the shouting, screaming, balls being kicked, swearing and general rowdiness and poor behaviour from patrons and their children.

The application states it will be 'pleasant music'. What, exactly, defines 'pleasant music?'. Because what is pleasant to me would not be pleasant to my grandchildren, and what is 'pleasant' to them would be an absolute racket to me. 'Pleasant music' shows the lack of thought that has gone into this application, as there is no such thing – it depends solely on individual preferences, and thinking that something will be pleasant for 'everyone' shows the shortsightedness of the owner, believing that she is in the position to decide what is pleasant on behalf of other people and thinking everyone wants/enjoys the same thing.

Evidence includes messages between number 8 Waterford Road and the landlady (evidenced) where it was highlighted that the noise was being a nuisance, and eventual environmental health complaints due to the same after it was not resolved amicably. I

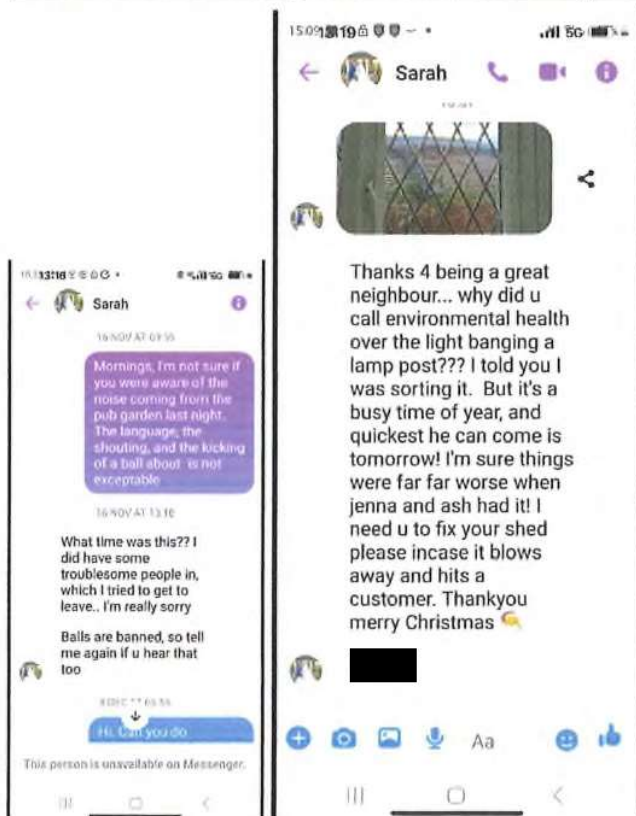
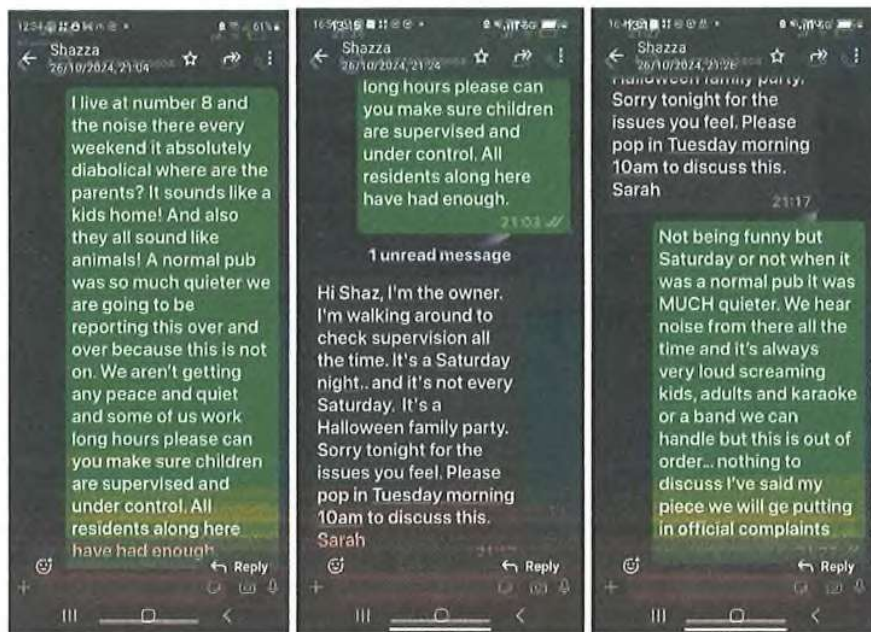
have reference numbers from environmental health (IBC) from complaints, both with the premises in its current, and its previous incarnation but when the owner still had the childminding business on the site.

- WK/202200650
- WK/202301586
- EH671820439
- EH657822375

And a crime reference from Norfolk and Suffolk Police of

- 37/74903/23

When the neighbour at number 8 contacted the owner about the noise, she was met with the excuse that it was Halloween, and that justified it. Similarly, when I emailed her about noise, it was not resolved, and then I received passive aggressive messages after having to go through environmental health to get the issue resolved. It was confirmed publicly on Facebook by a local councillor, and the owner's ex-husband that I had contacted environmental health, despite me not telling her this personally, and reports supposedly being confidential, not posted publicly online with my identity being revealed as the person who had contacted environmental health. Evidence also message from myself re: noise dated 16/11/2024, with the excuse 'we did have some troublesome people in, which I tried to get to leave...'. There is clearly an inability to control 'troublesome people' with this being a common excuse.



I believe the amendment will create a significant public nuisance for residents. I am already concerned about the noise levels, potential for litter, and the general disruption to the peace and quiet of the area, I fear that the proposed licence variation will worsen these already significant issues.

The Protection of Children from Harm

The variation request states the owner is 'safeguarding trained'. Whilst this may help identify children at risk of abuse, safeguarding training does not cover how children will be protected from the risks of being surrounded by alcohol, potentially drunk adults/parents, exposure to smoking, swearing, loud music and large crowds.

There is a childcare business run from the same premises and the outside area for the children (shown on the map as 'Kids club assault course') shows that young children will need to walk through/past the beer garden to get to their designated play area. This is wholly inappropriate for youngsters who will then be exposed to potentially drunk and rowdy behaviour, cigarette smoke, alcohol, shouting and swearing, not to mention the disruption they will experience inside the childcare if there is allowed to be music during the day whilst they are onsite. This will be detrimental to their time in the childcare, not to mention being a massive safeguarding risk, having so many people in and out of the building and gardens that form the same premises, putting those children at risk of harm from strangers, and potentially from people known to them if they are vulnerable children in need of protection.

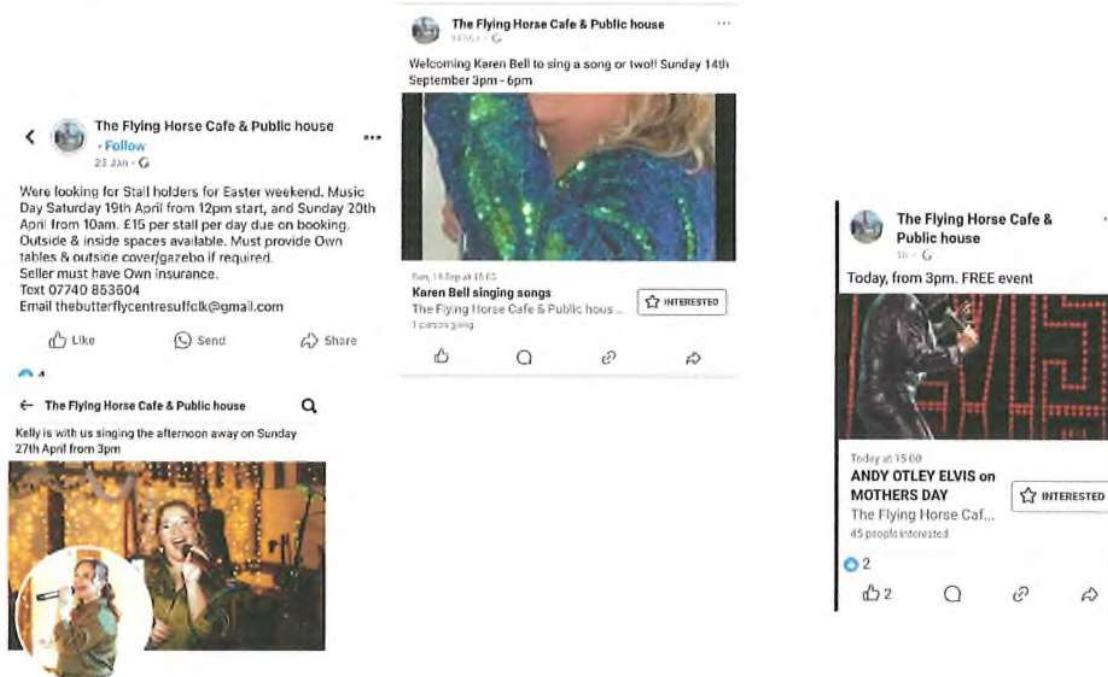
Additionally on the map, the area to the south that is marked as 'Space', is the child/parent entrance to Whitehouse Primary School. The entrance shares a wall with the pub. The school playground adjoins where the beer garden is marked on the map, with a school field being to the east, again, immediately adjoining the premises. The variation request states that 'child safety top priority', with no information or suggestion as to how this will be implemented. Like most things, it seems to be just words, with the actions falling short. There has already been evidence that the owner cannot ensure 'troublesome people' are kept off the premises, and the following post shows the lack of supervision by adults, and how children are not being supervised and are being left to cause deliberate damage and steal.



General

The variation requests for 'indoors music recorded from 9am'. Annex 3 of the original license agreement states there may be the 'provision of live music indoors Sunday –

Monday 19:00 – 23:30'. There is already live/recorded music indoors at the premises (evidenced and freely viewable on their Facebook page) from lunchtime several days per week. So, whilst under the 'public safety' heading the owner states that they will '100% stick to licensing rules', this is already not happening, and I do not see that a variation will encourage them suddenly to do so.



Another concern is the storage and subsequent removal of commercial rubbish. Pictures attached (with metadata showing the date and time they were taken as it has been strongly denied by the owner that this is her rubbish – to the point she wasted the time of the police by reporting me for SLANDER despite having all the proof needed that this is her rubbish, as usual she stated it was the previous owners). The commercial rubbish is put out with residential bins with the owner stating, 'she pays her council tax just like I do'. Whilst that may be true, the council tax should not cover removal of commercial rubbish that is saved up for two weeks then dumped out the front the day before bin day. This encourages vermin, the rubbish should be stored in secure commercial bins off the ground, not dumped outside blocking exits and harbouring pests. A commercial premises should have commercial waste disposal. Not use residential refuse services.



Again, under the subject of '100% stick to licensing rules', there have been promotions offering free alcohol on the premise of 'buy one get one free'. Whilst I am aware there is nothing in the licensing act about offering alcohol as part of a 'buy one get one free' deal, there **are** conditions in The Licensing Act, section 1:2:a:i: '...an irresponsible promotion means any one or more of the following activities...activities which require or encourage individuals to...drink a quantity of alcohol with a time limit...'. The 'terms and conditions' of the promotion shown indicate that there is a limit of thirty minutes before the offer of the free drink lapses. The addition of this time limit in the promotion takes it from something that is permissible under The Licensing Act, to something that breaches the act.



Again, under '100% sticking to licensing rules', there has been a request to 'add exhibition of films indoors'. This is already being done (evidenced). So is yet another example of how the licensing rules are already not being followed '100%', I do not see that this variation will change that.



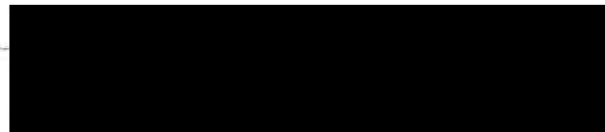
When the refurbishment of the building was taking place last year, it was highlighted several times by the owner that it would be primarily a cafe/community style centre, and not a pub. However, since the opening, it has been showing that this is not the case, the premises is run primarily as a public house, with the cafe being more of a ruse to enable planning and licensing to be granted in the first place. Just looking at their Facebook page, you may find one post per day about the cafe, whereas there are dozens of posts daily promoting the premises as a pub. There was likely some deception in promoting the place as primarily a cafe/community type centre both to the local residents and the council before its opening, when, in fact, as this variation request shows, the business is run primarily as a pub with the variations benefiting the public house side of the business.

When considering the suitability of the variations as requested, I urge the council to consider not only the immediate vicinity of the premises and its close proximity to houses, gardens, a primary school playground, secondary school field, and a place of worship that is likely to be used extensively during weekends such as the Easter Bank Holiday weekend due to the importance to the church of Easter, I urge the council to also look at the building itself and lack of amenities, such as only one set of toilets (as per the map). How is one set of toilets appropriate for 499+ people at events? The lack of parking facilities, the fact the pub is on a quiet residential street –not a town centre or surrounded by fields or parklands, the lack of suitable emergency escape routes and first aid planning, poor emergency services access, and the fact licensing rules are already routinely being flouted.

Addendum 31/03/2025: Saturday 29th March 2025 there was live music at the pub. This resulted in a call out to environmental health due to noise from music and people shouting, and fights in the carpark with shouting and people lingering until well gone

midnight. This was reported to environmental health. There are audio recordings from the music and screaming that could be heard from our house, CCTV and audio footage of fighting and arguments, CCTV showing incredibly intoxicated individuals staggering around the carpark and being unable to keep their balance despite the owner stating she will 'stop serving if drunk and stick to licensing 100%', and images of bottles that were taken off the premises, drunk along the road and discarded at various points on a road that is the main school access road for children from the estate.

These can all be forwarded on by email to show examples of the noise and antisocial behaviour that currently comes from the premises.



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APPENDIX 5

From: Sent: 04 April 2025 18:28

To: Licensing <Licensing@ipswich.gov.uk>

Subject: Flying Horse PH, 4 Waterford Road, Ipswich, IP1 5NW - Licence Application Comment

EXTERNAL EMAIL: Don't click any links, scan QR codes or open attachments unless you trust the sender and know the content is safe.

Dear Sirs,

I write in support of the above application to provide outdoor facilities as per the application.

The applicant is doing wonderful work and is making the Flying Horse a venue that the local community can be proud of, and something that is very much needed in the Whitehouse area. The licence variations will enable the applicant to expand the offering further and expand the excellent offering they already have.

Kind regards

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APPENDIX 5

From: Sent: 31 March 2025 14:30
To: Licensing <Licensing@ipswich.gov.uk>
Subject: FLYING HORSE PUBLIC HOUSE

EXTERNAL EMAIL: Don't click any links, scan QR codes or open attachments unless you trust the sender and know the content is safe.

Good afternoon

I am contacting you regarding the application for the licence application for Sarah Wright, at the Flying Horse public house, Waterford Road, Ipswich, IP1 5NW

I would like to say that I would LOVE to be able to go to "local" pub, we live on Wicklow Road, Whitehouse, and have the option to enjoy music indoors, or outside.

To be able to enjoy the huge garden, and have an outside bar, brilliant idea.

It is lovely to be able to go into TOWN now and again, maybe to the waterfront, and have the same option.

BUT, even better to be able to walk to our local, talk to local people, and enjoy the atmosphere.

I will just finish by saying, the work that has been carried out on the pub so far is amazing, and it is so nice to have someone in there that actually cares about the building, and the people using the facilities.

Many thanks

[Yahoo Mail: Search, organise, conquer](#)

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The Flying Horse

4 Waterford road

Ipswich

IP1 5NW

11th April 2025

Dear Sir/Madam of Licensing

Having received the objection, I would like to expand on and add to my original application regarding some of the points made. I will be to the point.

We will provide Porta-loos at the larger events, number subject to tickets sold.

The parking I appreciate is a big concern. I have had a meeting with the church next door, school & high school, who have agreed to allow our patriots to park in their carparks on big events. We will sell the parking tickets, and the money will go to the church/school. The parking will be timed, and warden controlled, and locked til allocated times of open & close. This will give us, with our own carpark roughly 160 car spaces, with the possibility of more with the high school field too. The car park ticket will be reasonably priced and include a free soft drink.

We are also encouraging people local to walk/bus to us, using leaflets, social media and tickets. We will encourage people to park in a carpark in town and bus to us, with the incentive of a free food item & soft drink upon proof of parking.

Whilst there are no yellow lines or parking restrictions in the road where we are, we hope this will be enough measures to reduce people parking inconsiderately, and to reduce cars near us as much as possible.

Access for large events will be by using the side passage to left of pub, which is 6ft wide as entry, with a ticket/security entry point. This will be the exit path too.

The police added the condition to the licence about CCTV & bouncers/security staff. 3 security will always be in attendance to large events, who will also do a bag search, and a body metal scan on entry. They will also assist in managing people to leave in good time, quietly and quickly. They will patrol events to ensure any trouble is managed, notice and manage anyone who is drunk and to watch for drug use, and other potential incidents, along with ensuring if children are present they are all ok and happy. We will have signage to remind customers to be respectful of the area and leave quickly and

quietly. We will also have No smoking areas signed. My staff are also trained and aware of what to look out for and manage/report to me or security. My staff are also all first aid trained.

All entry will be by ticket only, and wristbands will be given to every person. Adults will have one colour, 18-25yrs another colour, and under 18yrs a different colour on both wrists. This identifies children and also helps manage the under25 licence policy/ making sure only people of age drink/buy drink.

If there is an emergency, vehicles can fit down this passage (ambulance etc), but also there is room for people to calmly leave. There is an internal front door we can open, a side gate other side of pub, and if absolutely required the fence panels are also liftable/removable. Our risk assessment will allocate people to marshall in such an event.

We will have 2 St Johns paramedics attending for all large events. The first aid boxes are always available inside the building.

The Licencing team, licensing police & environmental health all had meetings with me before I put in the application, and they have asked for very specific conditions regarding noise control, sound level, and cctv to name just a few conditions, and I have agreed to all of them.

I will carry out an event risk assessment before each event.

Thankyou for letting me add this information.

I also attach a reference from a customer to help show that we are very community and family focused.

Kind regards

Sarah Wright

[REDACTED]
[REDACTED]
Ipswich, Suffolk
IP1 5JW

10th April 2025.

F.A.O. Licensing :

To whom it may concern,

I have lived on the Whitehouse estate for 7 years, previously living on Bramford Lane, so I know the area very well.

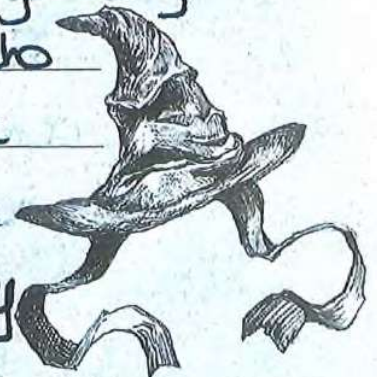
I have a Neurodiverse, multi cultural family ranging in age from 3 years to myself at 50+ years old.

We began to visit The Flying Horse cafe and pub, when it first opened in Early September 2024.

I was nervous about the environment before I visited, I suffer with anxiety, previous visits to the Pub, had been unwelcoming and very male dominated.

I have a medically and physically complex disabled daughter, who was 17 at the time of her first visit.

The staff and Sarah were really



welcoming, warm and friendly.

They all get to know my daughter and myself by name, and always had time to engage in conversation.

The cafe has become an amazing safe space and learning environment for my daughter to establish her social and communication skills.

Time and patience from all staff towards her, has given her the confidence to improve her communication skills, which are essential as she moves into adulthood.

My daughter now has the confidence to make choices, order food and pay for her meal independently, solely due to the patient, positive interactions she receives from all the staff at The Jlyer.

The improvement in her social skills and confidence has been positively commented on by her college, Neurologist, L.D nurse and social worker.

The social worker has started to recommend The Jlying Horse to other families to help their young person transitioning into Adulthood.

I have visited with other friends and family whose children are non-verbal and have complex needs.



The same level of attention and positive input has been given by Sarah and her staff without hesitation.

Sarah engages with every person who walks through the door, she naturally enjoys getting to know people.

It's this that makes the Flying Horse so special.

To know that you can find a friendly face anytime of the day is so important to so many people on the Whitehaze estate.

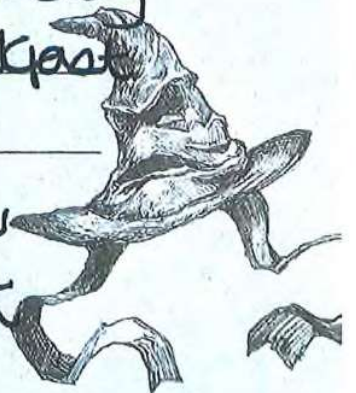
Sarah takes an interest in the estate, the dynamics, the cultural and diverse nature that Whitehaze presents, not just to run her pub, but because she really cares and wants to provide opportunities and a safe environment for everyone.

An example would be Christmas 2024. My daughter was approaching 18 years old.

This was the very first Christmas she recognised and understood the feeling of the season.

Sarah made this extra special by providing an opportunity to see Santa. This was away from the planned day where families could have breakfast with Santa.

Sarah understood through her own intuition and experience that



this would be difficult and overwhelming
for my daughter.

That single moment in time was one of the
most special memories I will have.

My daughter was happy and accepted and
experienced Santa in the perfect environment
for her.

Words can not explain it, some moments
are meant to be felt not explained, Sarah
made this possible.

In the past year, we have laughed, cried,
been loved, danced, made new friends and
been accepted at The Flying Horse.

No amount of words or writing can
express how we feel about our community
Cafe and Pub, Sarah and the Staff at
The Flying Horse.

It's a feeling that needs to be felt
by everyone, who wants to be included,
seen, heard and cared about in this
community.

The Flying Horse is home, The Flying Horse
is Family and those need to be shared to all.

Many Regards



APPENDIX 6

16 April 2025

To whom it may concern,

I am pleased to provide a character reference for The Flying Horse Pub & Café, a cherished establishment that has become a cornerstone of our community. Through its unwavering commitment to fostering connections and creating inclusive spaces, The Flying Horse has significantly enriched the lives of local families, children, and residents of all ages.

My young son and I have been apart of The Flying Horse community since its opening under Sarah & Giulio, following and celebrating its continuing improvement and success. Having known the pub previous to the current owners, I can't exaggerate enough the complete difference they have created, a real shining light. I feel completely at ease bringing my 1 year old son into this wonderful place.

At the heart of The Flying Horse's community engagement is its dedication to hosting events that bring people together. One notable initiative is the twice weekly "Tea & Toast" event, designed specifically for young children and their families. This gathering provides a warm and welcoming environment where parents and caregivers can connect over a comforting cup of tea and freshly prepared toast free of charge, while children engage in playful activities. Such events not only offer a respite for busy families, feeding the community but also cultivate a sense of belonging and mutual support among attendees.

The Flying Horse's commitment to community spirit shines brightly during the festive season. The pub transforms into a hub of holiday cheer, hosting a variety of Christmas events tailored for families. These celebrations often include visits from Father Christmas, festive meals, and themed activities that delight children and adults alike. By creating these magical experiences, The Flying Horse ensures that the joy of the season is accessible to all, reinforcing its role as a pillar of communal celebration.

Beyond these specific events, The Flying Horse consistently demonstrates a broader commitment to community engagement. The establishment regularly supports local initiatives, collaborates with nearby organisations, and provides a venue for gatherings that strengthen communal bonds. Its staff are known for their friendly demeanour and genuine investment in the well-being of patrons, further solidifying the pub's reputation as a welcoming and inclusive space.

In summary, The Flying Horse Pub & Café exemplifies the positive impact a local establishment can have on its community. Through thoughtful programming like the “Tea & Toast” events and festive celebrations, it offers meaningful experiences that resonate with families and individuals alike. Its ongoing dedication to fostering connections and supporting local initiatives makes it an invaluable asset to our community.

I am more the happy to be contacted for further assistance if needed. My email: oliviahalsey1997@gmail.com

Yours sincerely,

Olivia Halsey

APPENDIX 6

Date: Mon, 14 Apr 2025, 12:43

Subject:

The Flying Horse was once a pub which I wouldn't dare set foot in, it had a terrible reputation. Now it's a community café/pub run by a lovely couple Sarah and Guilio. Their staff are fantastic, they know what we want as soon as we walk in, which I love.

The staff are always ready to have a chat with you and notice when you may be feeling down or something is not quite right, they are happy to listen and are very empathetic.

They have a café area which serves cakes/snacks to cooked breakfasts and roasts on Sunday, all at very reasonable prices. We have very specific food requirements and they have done their utmost to ensure food is cooked as we ask. On the odd occasion it isn't they have taken our requests and rectified for next time. They are very willing to take on criticism and adapt to people's needs and requirements.

Just yesterday we called in last minute for roast dinner and they obliged even though it was close to end of service, not the first time we've done this to them. We had our dinner which was great, again more ideas that they took onboard. We were about to leave but Sarah and Guilio made us very welcome, so we stopped for a drink in the bar and had a few games of pool, they even turning down the music as they know my husband doesn't tolerate loud music, all without asking. They really do get to know their regulars, which I thank them for, it doesn't go unnoticed. Spending time in pubs is not something we would usually do but the Flying Horse feels different, it's more friendly and welcoming, we'll definitely be going back to make use of the pool table as we feel comfortable there.

It's a great place to just go if you just want a cuppa, you don't feel like you have to have a drink, but I've found it's a great place to try new things. I feel it's really brought the community together with what they have to offer for all. I've made some good friends there already.

They have a great outside area for the kids and families, hopefully they can also utilise the space for some summer entertainment too. They have had events for kids, mums, valentines, Christmas, quizzes, music evenings, karaoke, the list goes on. They are always coming up with new events, most seem very successful to me.

Wishing you all the best in these difficult times in the hospitality industry, you're all doing a grand job and keep up the good work and I hope the local community are grateful for what they have here.

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APPENDIX 7

Dear Licensing,

Please find below the response from The Flying Horse Public House re: response to my objection.

I too would like to add a few additional details in response to the additional information provided. I am adding this due to unfortunate mistruths and potential confusion about several elements mentioned by the leaseholder.

For ease, I have used the letter sent by the leaseholder (Sarah Battesti/Wright) and will add annotations directly for ease of reference. Please excuse the red/brown text, it is for the purpose of the reader being able to differentiate quickly between the leaseholders' words and what I am adding.

Please take this information *in addition* to the previous letter I sent opposing the amendment request.

Regards,

Waterford Road
Ipswich
IP1 5NW

14/04/2025

The Flying Horse

4 Waterford road

Ipswich

IP1 5NW

11th April 2025

Dear Sir/Madam of Licensing

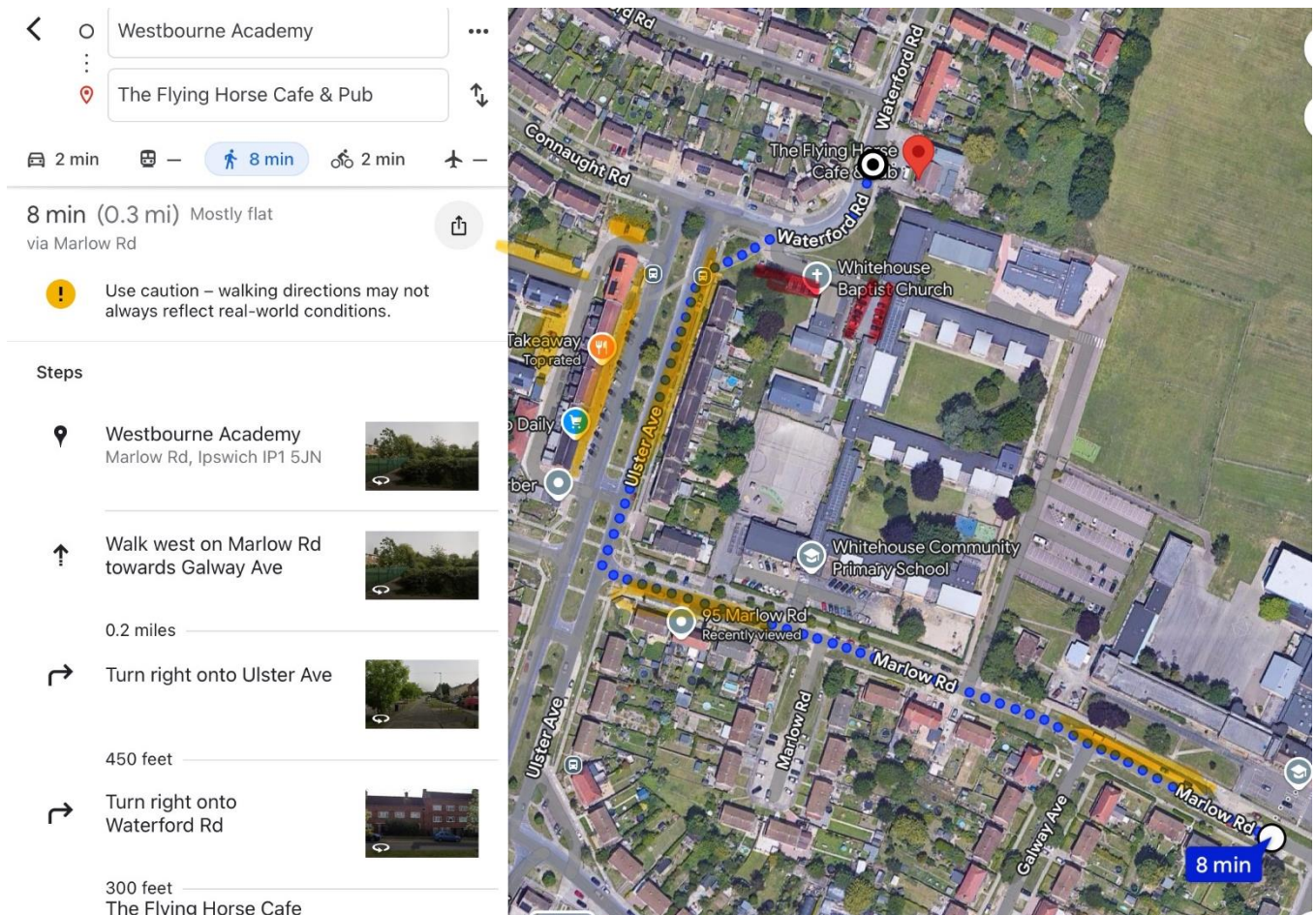
Having received the objection, I would like to expand on and add to my original application regarding some of the points made. I will be to the point.

We will provide Porta-loos at the larger events, number subject to tickets sold. **This has clearly been an after-thought after the lack of toilet facilities was highlighted. There is nowhere on the map that shows the location of porta-loos, nor is there the capability of delivering and retrieving said porta-loos (due, in part to the unusable access road which is pictured below and for which you have seen multiple pictures from different dates demonstrating why the route cannot be used).*

The parking I appreciate is a big concern. I have had a meeting with the church next door, school & high school, who have agreed to allow our patriots **This appears to be a Freudian slip, there is a world of difference between 'patrons' and 'patriots', the later of which has multiple negative connotations and a 'Britain First' mindset.* to park in their car parks on big events. We will sell the parking tickets, and the money will go to the church/school. The parking will be timed, and warden controlled, and locked til allocated times of open & close. This will give us, with our own carpark roughly 160 car spaces, with the possibility of more with the high school field too. The car park ticket will be reasonably priced and include a free soft drink. **As mentioned previously, the church use their own carpark on events such as Easter (one of the largest events in the Christian calendar), and they hold their own fun-days and open days during bank holidays throughout the Summer during which they will use their own carpark and potentially that of the school. This car park cannot be locked or secured, and the church is likely to lose its spots to patriots/patrons visiting the pub. I will include a map below to show there are *not* 160 parking spaces available at the school/church. Parking at the highschool is several roads away, where there is a parade of shops and multiple parking bays en route. Visitors are bound to use these bays on Ulster Avenue, rather than having to walk 8-10 minutes to the Highschool. Additionally, the Highschool carpark is locked, I do not*

envisage them allowing pub customers to use their carpark when they are locked for security reasons during holidays and weekends.

Image showing the route needed from the Highschool to the pub, all of the free parking bays with no restrictions (for shops and residents parking) are highlighted in yellow.



We are also encouraging people local to walk/bus to us, using leaflets, social media and tickets. We will encourage people to park in a carpark in town and bus to us, with the incentive of a free food item & soft drink upon proof of parking.

Whilst there are no yellow lines or parking restrictions in the road where we are, we hope

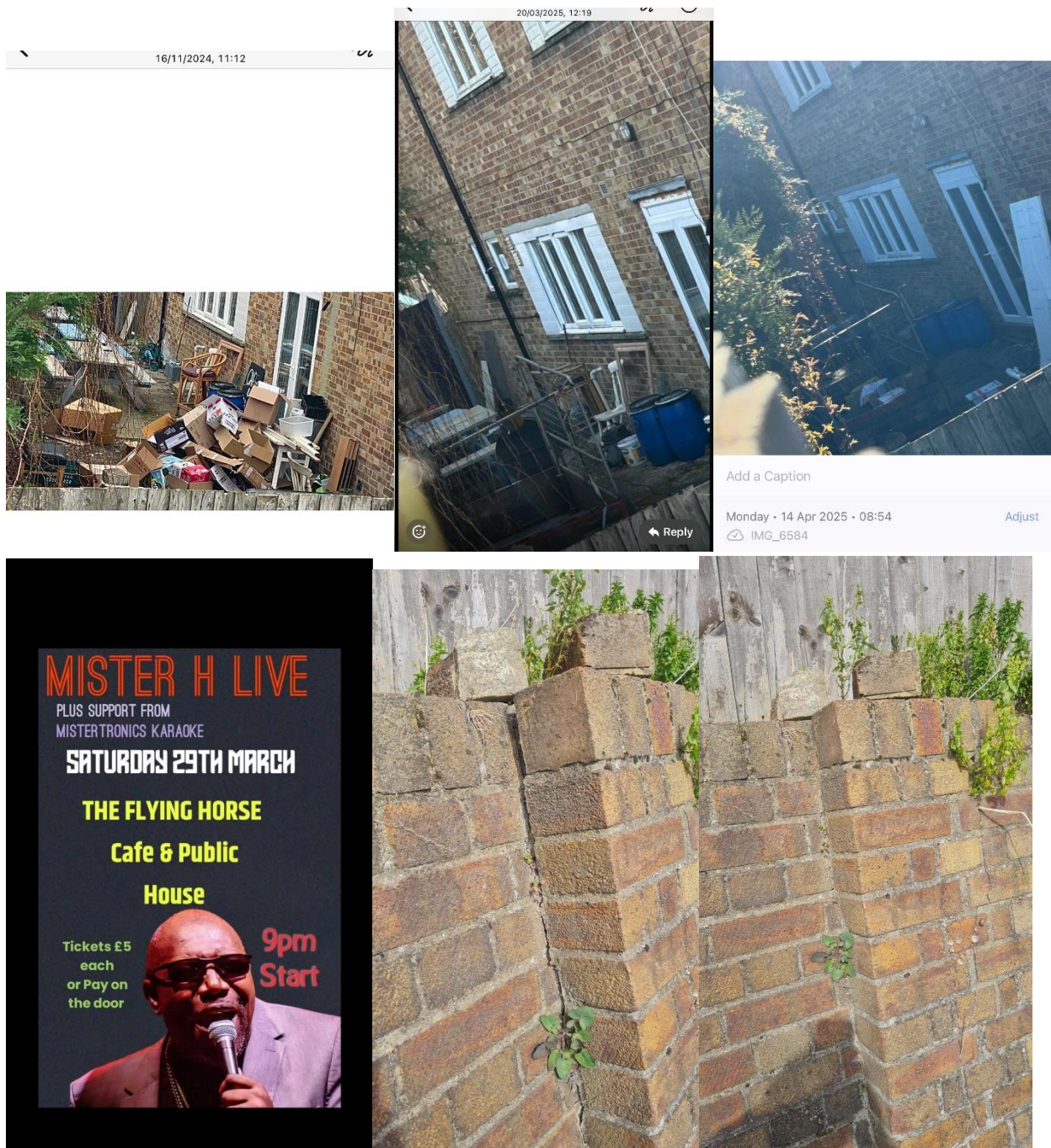
this will be enough measures to reduce people parking inconsiderately, and to reduce

cars near us as much as possible. *Again, another slight mistruth. There are road markings directly outside the pub car park as shown by the image below. This includes a school no waiting zone, and a single yellow line as highlighted by the red arrows in the image. There is also a no waiting sign on the lefthand side of the bend that is visible from the pub car park/windows.

The church and school parking are also highlighted, with the church having approximately 4 + 2 spaces, and the school having 11 + 1 spaces. This does not = “roughly 160 spaces” by any stretch of the imagination.



Access for large events will be by using the side passage to left of pub, which is 6ft wide as entry, with a ticket/security entry point. *Again, this seems to have been an afterthought after the original map provided by the leaseholder showed clearly “only entrance/exit”. The wall along the side of this ‘side passage’ will need to be inspected for safety, patrons of the pub have previously removed bricks from the wall or caused damage to it. There are loose bricks that could become missiles or weapons (images attached, including an image of a recent ticketed event where the side passage clearly was not planned to be an entry/exit due to the rubbish and blockages that are still within it). This will be the exit path too.



The above images show the side alley on dates including 16/11/2024, 20/03/2025 and 14/04/2025, plus an image from the pub's Facebook page showing they have had ticketed events where this alley has not been used and there was no intention of it being used as an emergency exit. There are also images of damage to the wall alongside the alley, with loose bricks and cracks making it unsuitable for heavy usage.

The police added the condition to the licence about CCTV & bouncers/security staff. 3

security will always be in attendance to large events, who will also do a bag search, and a body metal scan on entry. They will also assist in managing people to leave in good time, quietly and quickly. They will patrol events to ensure any trouble is managed, notice and manage anyone who is drunk and to watch for drug use, and other potential incidents, along with ensuring if children are present they are all ok and happy. We will have signage to remind customers to be respectful of the area and leave quickly and quietly. We will also have No smoking areas signed. My staff are also trained and aware of what to look out for and manage/report to me or security. My staff are also all first aid trained.

All entry will be by ticket only, and wristbands will be given to every person. Adults will have one colour, 18-25yrs another colour, and under 18yrs a different colour on both wrists. This identifies children and also helps manage the under25 licence policy/ making sure only people of age drink/buy drink.

If there is an emergency, vehicles can fit down this passage (ambulance etc), **A standard Uk ambulance is 6ft 7inches in width. A fire engine is 9ft wide. Additionally, according to 'Access for Fire Tenders' [available here](#), there should be clearance of at least 3.7. (12.14 feet) for fire engines to safely navigate down. As per the leaseholder, the "side passage to the left of the pub is 6 foot". An ambulance being 6ft 7inches in width clearly will not fit down there.*

but also there is room for people to calmly leave. There is an internal front door we can open, a side gate other side of pub, and if absolutely required the fence panels are also liftable/removable. Our risk assessment will allocate people to marshall in such an event.

We will have 2 St Johns paramedics attending for all large events **My daughter is involved in event management with St John Ambulance. Requests for paramedics to attend an event need to be made several months in advance. There are NO requests for*

paramedics to be in attendance at the pub for the entirety of 2025. Additionally, events such as those mentioned are not something paramedics would attend. First aiders from St John would usually be the maximum level required (not paramedics). However, due to alcohol onsite, there are additional risk assessments and complications that mean the request will need to be submitted in time for extensive dynamic risk assessments to be completed and the request is not always approved. Considering there is a 'large event' already planned for the upcoming Easter weekend, there is no request for SJA first aiders on the event management system, and none for the rest of the year with Bank Holidays being their busiest time so they will not be able to provide cover as it has been left too late to request them. The first aid boxes are always available inside the building.

The Licencing team, licensing police & environmental health all had meetings with me before I put in the application, and they have asked for very specific conditions regarding noise control, sound level, and cctv to name just a few conditions, and I have agreed to all of them.

I will carry out an event risk assessment before each event.

Thankyou for letting me add this information.

I also attach a reference from a customer to help show that we are very community and family focused. *A biased reference from a friend does not demonstrate a place being 'very community and family focused', when the community surrounding the pub including neighbours are saying and have proof to the contrary. I trust this reference will be taken with a pinch of salt and not used in decision making when there are clearly so many other issues at play here.

Kind regards

Sarah Wright

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APPENDIX 8

IPSWICH BOROUGH COUNCIL: INTERNAL MEMORANDUM

ENVIRONMENTAL PROTECTION

To: Licensing and Enforcement

From: Michael Cheong

Tel: 01473 432000

Our Ref: WK/202408972

Your

Ref:

Date: Wednesday, 19 March 2025

RE: - The Flying Horse Inn, Flying Horse Public House, 4 Waterford Road, Ipswich, Suffolk, IP1 5NW Licensing Act 2003 -

I have studied the application and noise nuisance is a concern given the proximity of the dwellings on Waterford Road. In its present form the proposed measures to prevent public nuisance are insufficient and therefore I object to this application.

Background sound levels in this area are relatively low and a recent survey of background sound levels from 18:00hrs to 21:00hrs produced a background sound level of 43dB LAF90, 1 hour. The Code of Practice on Environmental Noise Control at Concerts recommends that for venues holding 4 to 12 concert days per calendar year the Music Noise Level (MNL) should not exceed the background sound level by more than 15dB(A) over a 15 minute period., with an additional limit in the 63Hz and 125Hz of 70dB in those octave bands to prevent disturbance from the bass beat. For indoor venues used for up to 30 concert days per year the MNL should not exceed the background sound level by more than 5dB(A) .

If the Committee is minded to grant the application I ask for the following conditions to be imposed:

1. In external areas, no more than 5 music events per calendar year where music finishes at 23:00hrs. The Music Noise Level shall not exceed 58 dB LAeq, 15 minutes and to control low frequency noise the Music Noise Level shall not exceed 70dB Leq, 15minutes in the 63Hz and 125Hz octave bands.
2. At all other times, music played in external areas shall be limited to 12:00hrs to 20:00hrs and the Music Noise Level will not exceed the following levels:

Location	Octave Band Centre Frequency (Hz) dB Leq,5 minutes							
	63	125	250	500	1k	2k	4k	8k
1m from the facade of any noise sensitive receptor	45	40	40	34	30	27	25	23

3. The Music Noise Level shall be measured with a minimum Class 2 Sound Level Meter BS EN 61672 and at a distance of 1m from the façade of any noise sensitive receptor.
Michael Cheong MSc MIOA, Environmental Health Officer, Public Protection

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Conditions agreed with Ipswich Police for the Flying Horse PH

- The premises shall install and maintain a comprehensive CCTV system as per the minimum requirements of the Police. All entry and exit points will be covered, as will all areas where licensable activities are happening, enabling frontal identification of every person entering in any light condition. The CCTV system shall continually record whilst the premises is open for licensable activities and during all times when customers remain on the premises. All recordings shall be stored for a minimum period of 30 days with date and time stamping
- Recordings shall be made available immediately upon the request of Police or Authorised Officer throughout the preceding 30 day period.
- A staff member who is conversant with the operation of the CCTV system shall be on the premises at all times when the premises are open to the public. This staff member will be able to show a Police or Authorised Licensing Officer recent data or footage with the absolute minimum delay when requested and be able to download relevant footage onto a disc or memory stick.
- A CCTV log must be maintained and endorsed by signature indicating that the system is checked weekly. In the event of any failings or faults, any actions taken to remedy the failings or faults are recorded. In the event of technical failure of the CCTV equipment, the Premises Licence Holder or DPS will report the failure to the Police and Licensing Authority immediately.
- A Challenge 25 policy must be implemented whereby all customers who appear to be under 25 must produce photographic identification in the form of a passport, driving licence or proof of age scheme (PASS) approved identification before alcohol can be supplied or sold to them. All staff will be instructed, through training, that alcohol cannot be supplied or sold unless this evidence is produced.
- The premises licence holder shall ensure that notices shall be prominently displayed in the premises to advise patrons and staff that a 'Challenge 25' scheme operates in the premises.
- An incident log will be maintained and be kept for a minimum of 12 months from the date of each entry and will be provided to the Police and all other Responsible Authorities on request.
- A register of refusals will be maintained and be kept for a minimum of 12 months from the date of each entry and will be provided to the Police and all other Responsible Authorities on request.
- All staff engaged in the sale of alcohol to be trained in responsible alcohol retailing to the minimum standard of BIIAB level 1 or equivalent (which includes relevant in-house training), within three months of commencing employment at the premises. All staff to be given refresher training every quarter.

- Fully auditable training records should be maintained for all staff in respect of the sale of alcohol. These will be made available for inspection upon request to the Police and all other Responsible Authorities.
- Notices shall be prominently displayed at any area used for smoking requesting patrons to respect the needs of local residents and use the area quietly.
- Notices shall be prominently displayed at all exits and, in any outside seating area requesting patrons to respect the needs of local residents and to leave the premises and the area quietly.
- Entry by persons under the age of 18 years to the premises or outside areas after 22.00 is prohibited. Entry by persons under the age of 18 years to the premises or outside areas before 22.00 must be accompanied by an adult over the age of 18 years.
- When holding large events and licensing activities are occurring at the premises, the premises licence holder will ensure that there will be no less than two SIA registered door staff at these premises from the start of the event and they will remain until half an hour after closing to ensure the safe and orderly dispersal of customers. The door staff will wear their SIA badges in approved arm bands and in any event will be displayed in a prominent position (on their arm).
- Where SIA licensed door supervisors are used at the premises a record shall be maintained (on the premises) which is legible and details:
 - I. The day and date when door supervisors were deployed;
 - II. The name and SIA registration number of each door supervisor on duty at the premises; and
 - III. The start and finish time of each door supervisor's worked duty period.
- This record shall be retained on the premises for 30 days and held thereafter for a minimum of 12 months. All such records will be made available immediately upon reasonable request of authorised agents of a Responsible Authority.
- Where SIA licensed door supervisors are employed at the premises a check of the current validity of each door supervisor's licence shall be conducted via the SIA website at the commencement of employment at the premises and monthly thereafter and recorded in a log. This log shall be retained for at least 6 months after the last and made available immediately upon reasonable request of authorised agents of a Responsible Authority.
- At all times when SIA door supervisors are required to be on duty by virtue of a condition of this licence, SIA licensed door supervisors shall supervise any queue to enter the premises that forms outside the premises.

- When large events are occurring at the premises, Polycarbonate or bio-degradable/compostable drinking vessels and non-glass bottles shall be used at the premises. If the suppliers cannot provide polycarbonate/non-glass bottles, then all glass bottled drinks will be decanted/dispensed and served in polycarbonate/ bio-degradable/compostable drinking vessels. All glass bottles accumulated behind the bar/counter shall be disposed of on the premises.
- All large events will be ticketed, any person without a ticket will not be allowed entry, this does not include staff and performers.
- For all large events the capacity of the premises shall be recorded by ticket, admission sale records, clicker, or other such counting device, the results of which shall be made available to the Police or the Licensing Authority on request and should be retained for a minimum of 60 days. The capacity levels are to be agreed with the Fire Service.
- No bottles or cans of alcohol will be stored in the outside bar and/or mobile bar overnight, when licensing activities have ceased. All bottles and cans of alcohol from the outside bar and/or mobile bar will be secured within the main building over night, when licensing activities have ceased.
- The mobile bar will only be used for events held at the premises or in the garden and field belonging to the premises. It will not be used for events outside the boundary of the premises, the garden or field.
- The outside areas (garden and field) will not be used after 23.00 including for the consumption of alcohol.

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LICENSING & REGULATORY SUB-COMMITTEE (LICENSING ACT 2003)



IPSWICH
BOROUGH COUNCIL

SUMMARY OF HEARING PROCEDURE: Application to vary a premises licence - The Flying Horse, 4 Waterford Road, Ipswich, IP1 5NW

THE HEARING:

1. Appointment of a Chairman.
2. Declarations of interest.
3. Chairman to introduce panel and officers and explain their roles.
4. Chairman to ask all parties to hearing to identify themselves.
5. To consider any requests from parties to call witnesses.
6. To consider any requests to present new evidence or information not previously disclosed.
7. To consider any requests for permission to cross-examine other parties.
8. To ask the parties how much time they would like to present their case.
9. ***Exclusion of the Public/Parties – Request to be outlined by Legal if relevant***
10. Legal Advisor to outline the procedure to be followed.

The Applicant: Ms Wright

The Applicant's case will be presented first. They can:

- Address the sub-committee on any points of clarification that it has sought;
 - Address the sub-committee generally; and
 - Call witnesses who may be cross-examined by the other parties.
11. Councillors to ask any questions.
 12. Responsible Authority representatives to ask questions.
 13. Other Persons to ask questions.

Responsible Authorities – N/A

14. Responsible Authorities will present their case (as 11 above).
15. Councillors to ask any questions.
16. Applicant to ask questions.
17. Other Persons to ask questions.

Other Persons – Ms Young

18. Other Persons will present their case (as 11 above).
19. Councillors to ask any questions.
20. Applicant to ask questions.
21. Responsible Authority representatives to ask questions.

Summing Up

22. Applicant to sum up.
23. Responsible Authorities to sum up.
24. Other Persons to sum up.

Determination

25. The Chair will ask all parties to leave the room whilst the sub-committee makes its decision.
26. Once a decision has been made the parties may re-enter the hearing to hear the determination. It will be circulated to all parties to the hearing within 5 working days

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