HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Development Control
FROM:	Environmental Health and Licensing
REFERENCE:	DC/25/0276
LOCATION:	Southlands Farm, Southlands Lane, West Chiltington, West Sussex, RH20 2JU
DESCRIPTION:	Variation of conditions 5 and 6 of previously approved application reference DC/19/0121 (Change of use of existing barns to form a wedding venue with ancillary facilities, erection of a bar, and the replacement of a lean-to structure) to allow for a wider range of events to be held over a longer season.
RECOMMENDATION:	Objection

MAIN COMMENTS:

Environmental Health have reviewed the application, including the Batchellor Monkhouse Planning Statement dated February 2025, and we have the following comments to make.

1. For context it is important to note that the Environmental Health and Licencing Department at Horsham District Council have in the past received noise complaints in relation to wedding events at the premises with the allegation that since wedding events re-commenced in July 2021 local residents have experienced noise disturbance from loud music.
2. From reviewing section 3.2.2 of the above document we note that a number of uses are proposed as part of the proposed rewording of condition 5. We accept that the some of the events are likely to be low impact from a noise perspective. However, a number of the proposed events, milestone celebrations and luncheons/dinners for example, are likely to result in significant noise levels if accompanied by amplified music which, in the case of milestone celebrations, is likely to be the case.
3. We note the comment *The existing permission imposes no restrictions on the number of weddings that could be hosted over the 213 day season. The proposed variation to Condition 5 would reduce the number of events that could be hosted from 213 to 131.* This comment is on the assumption that there is a wedding at the premises every day of the 213 day season, Environmental Health are not currently convinced that this is the case. Without knowing the current number of events amending the condition to allow 131 events could be allowing significantly more than there are currently.
4. We note that reference is made to the previously approved noise management plan, sound checks etc which is welcomed. However, 131 events over the course of 9 months is, approximately and average out, 14 events a months which in our view is not insignificant and if the events are weighted towards events where amplified music is present this is highly likely to have an impact on nearby residential amenity even with a robust noise management plan being in place.

In summary – Environmental Health are not against the principle of some diversification beyond what is currently permitted and extending the time that the buildings subject to this application can currently be used. However, given the above, the low background noise levels in this part of the District and the fact that some of the proposed activities have the potential to have a significant impact on residential amenity rewording conditions 5 and 6 as proposed is not something that we can support.

Given the above we are therefore not currently in a position where we can support this application.

Suggested Conditions

N/A

NAME:	Kevin Beer
DEPARTMENT:	Environmental Health and Licensing
DATE:	28/04/2025