HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept **FAO Kate Turner**
LOCATION:	Visitor Centre Chesworth Farm Chesworth Lane Horsham West Sussex RH13 0AA
DESCRIPTION:	Part change of use of Chesworth Visitor Centre for use by the Horsham Men's Shed
REFERENCE:	DC/23/2024
RECOMMENDATION:	~~Advice / No Objection / Objection~~ / More Information ~~/ Modification / Refusal~~
SUMMARY OF COMMENTS & RECOMMENDATION: There is a need for further discussions with club officers before any determination as key information on noise and dust control is lacking.	

MAIN COMMENTS:

As discussed with the case officer the low daytime background noise levels at this location makes accommodating any form of noisy activity a challenge.

If this were a typical light industrial application conditions would be applied to manage all of the potential impacts, but the cost associated with appointing a consultant to design and then deliver a scheme of mitigation could be significant and complex for the club to meet.

The findings of the noise report are based on pattern of activity more typical of a commercial use rather than the less intensive use expected from club activities. The report also doesn't allow for any reduction due to the proposed internal treatment but equally, given the lack of detail on the internal shell, it's hard to know what sound reduction to attribute to it. Nevertheless, the report demonstrates that noise from powered fixed and handheld woodworking equipment will need to be managed. It's also important to note that noise from woodworking equipment can be acoustically distinctive and the proposed internal plasterboard shell, while a welcome control, will not attenuate all frequencies equally.

To address the concerns expressed by the local resident a better understanding what equipment will be installed and how often it will be used is required. Also, as the noise report points out, if they close all the doors and windows to reduce the noise how they will ventilate the building and manage the dust emissions. This can be managed using property solutions but again details are needed on how they are going to do this.

Any conditions would need to clearly differentiate the use for community purposes as opposed to a standard light industrial/commercial use. Measures such as improved internal insulation, limiting the hours for noisy activities to mornings only and requiring a noise management plan could be considered but these may not be acceptable to the club. Care should be taken not to apply conditions that are disproportionate, difficult for the club to comply with and that ultimately may defeat the purpose of the club.

In summary there is a need for further discussions with club officers before any determination as key information on noise and dust control is lacking.

ANY RECOMMENDED CONDITIONS:

NAME:	
DEPARTMENT:	
DATE:	