



## **AGENDA ITEM 08 - DC/19/0121**

### **Southlands Farm, Southlands Lane, West Chiltington**

#### **Environmental Health Consultation:**

Following concerns raised by a neighbour in respect of the absence of a Noise Impact Assessment, the Environmental Health Officer has provided additional comments with regard to the proposed development and potential amenity impact through noise and disturbance.

The Environmental Health Officer initially undertook a site visit on 7 February 2019 and met with the Applicant. Having discussed the proposed operations, and in the absence of complaints following the issuance of Temporary Event Notices, it was considered that the proposed development was acceptable in principle, subject to the control offered by planning conditions and a premises licence. Accordingly a Noise Impact Assessment was not considered to be necessary.

Following the receipt of a number of Statutory Noise complaints after recent events at Southlands Farm, the Environmental Health Officer has further considered the proposal, and suggested additional conditions to mitigate potential conflict. These conditions are listed within the Officer's report to Committee.

Officers are of the view that the conditions as listed within the Committee Report appropriately address potential amenity impact, with the suggested conditions considered to mitigate any harm arising from the level of activity and noise resulting from the proposed development. Following the recommendations of the Environmental Health Officer, the submission of a Noise Impact Assessment is not considered necessary in this case.

#### **Neighbour Notification:**

Following on from the initial neighbour consultation, an additional neighbour has been consulted on the proposed development. This 21-day consultation is due to expire on 21 June 2019. Therefore the recommendation to Members, as outlined below, is amended to reflect the extended neighbour consultation.

#### **Amended Officer Recommendation:**

*To delegate authority to the Head of Development to approve the application subject to the end of the neighbour consultation period and the consideration of any further comments received.*

If any additional significant and material points are raised during the extended consultation period, the application will be returned to Committee for consideration.

**End**