

HAVANT BOROUGH COUNCIL

Town & Country Planning Act 1990

Consultation on Planning Application

MEMORANDUM

From:	Environmental Health	To:	Development Control
Our Ref:	CONS/22/00117	Your Ref:	APP/21/01310
EH Case Officer Extn:	44 6666	Date:	11 March 2022
DC Case Officer:	Steve Weaver		
DC Case Officer Extn:	44 6512		
Application Number:	APP/21/01310		
Site Address:	Tournerbury Woods, Tournerbury Lane, Hayling Island		
Proposed Development:	Site Address: Tournerbury Woods, Tournerbury Lane, Hayling Island Proposed Development: Change of Use of land and woodland (retrospective) as a wedding and events venue, including retention of permanent ancillary buildings and structures, the erection of removable structures (including marquees and temporary facilities), and the use of the land as a campsite in association with events		

Observations / Comments:

I refer to the above application under the Town & Country Planning Acts and passed to this Service for comment.

I have perused the documentation provided, in relation to this application and can advise as follows:

As per my comments previously submitted in respect of App/18/00943, this office dealt with a number of noise complaints received in the latter part of 2018 and early 2019, levelled at this facility especially in relation to alleged noise nuisance from loud music, and also allegations of noise from loud voices and swearing.

The applicant had in April 2019, as advised by Direct Acoustics in their report dated 12 June 2019, further improved on the acoustic mitigation measures that previously existed within the marquee, used primarily for wedding receptions. The report showed that these measures, had significantly improved the attenuation of noise levels produced by live or recorded music, within the marquee.

Direct Acoustics have, after considering their assessment in June of that year, recommended that a suitable internal noise level of 95 dBA should not be exceeded within the dance floor area, within the marquee. If this is adhered to, it should then ensure no impact on nearby residential receptors from loud music.

In my previous response in December 2019, it was advised as per the Condition 1 in that consultee response that all music for the entertainment of guests be provided within the acoustic enclosure in the marquee. Recent communication with the applicant, has brought to the fore the desire to continue to provide low volume music external to the marquee, and related to wedding ceremonies on the deck or at the gazebo, and also with regard to, occasions whereby a musician / s provide acoustic type music during e.g. post ceremony drinks receptions on the lawns.

I am advised that this is something that is integral to the wedding ceremony, and if suitably controlled, I am satisfied that this can be dealt with as part of the Noise Management Plan, which plan I referred to in my previous response in 2019.

This office therefore has no objection in principle to this retrospective application for this development, but would recommend the inclusion of the following conditions, if this application were to receive approval:

Condition 1: All recorded or live music to be provided within the marquee area for the entertainment of wedding or function guests, should only be employed within the designated acoustic enclosure sited there-in, and the noise level within this enclosure should not exceed the maximum 95 dBA LAeq as recommended for the dance floor area.
Reason: to ensure the amenity of nearby residential receptors is not impacted upon.

Condition 2: The applicant shall submit a written Noise Management Plan (NMP), to the Local Planning Authority. This is in addition to the Visitor Management Strategy plan already submitted. Once agreed by such Authority, the NMP shall remain a live document and the agreed measures to be implemented to control noise on the site, must be adhered to, at all times. This document shall be reviewed periodically or as and when required, to address any issues which may arise.

The NMP to be submitted shall include the following:

Point of contact for complaints:

A single point of contact, pre-, during and post events, to handle any complaints from residential receptors, within proximity of the site. In this regard, a dedicated contact telephone number should be made available for local residents to call, in the event of them wanting to make a noise related complaint. This shall be manned and answered during events (events being defined as any time patrons and / or contractors are on site).

A messaging service should be available on such telephone, for any complaints arising post event and / or related to those guests who are staying overnight, either in terms of camping or utilizing any other associated accommodation on the site.

Logging of complaints:

Any reasonable complaints regarding noise associated with events, whether received directly from residents in the proximity or via the Council's Environmental Heath or Planning Departments, will be recorded in a complaints book and reviewed either by the applicant or the appointed venue manager. The following details should be logged in the

complaints book:

Date and time of call;

Name, address and contact number / e-mail for the caller;

Details of the issue being raised; and

Details of the response and any corrective or remedial actions undertaken, at the time or post event. Also, if any operational methods were reviewed and altered to resolve the issue.

The above records should be kept on site for a minimum of two years, and be made available to Council staff for perusal, and also for determining if any necessary changes are required, to the NMP.

Should any repeat complaints be received, then the applicant or venue manager will invite the Council's Environmental Health team, to discuss the complaint and whether any reasonable measures can be undertaken to reduce the potential for further complaints.

Staffing plan:

A staffing plan must be included, which addresses the number of staff present or available on-site pre-, during and post events, for the control of guests, contractors, suppliers, overnight campers or guests using other on-site accommodation; this should also include the proposed ratio of staff to the number of guests. Such a plan should also cover the duties of the various staff members pre-, during and post events.

From the Visitor Management Strategy document provided with the application, it is advised that a venue manager is present on site from start of the event to its conclusion when all guests and contractors / suppliers have vacated the site.

The NMP should also clarify the powers of the venue / event manager, if the need should arise to curtail or terminate the event, where noise controls or other restrictions are being breached.

Also, that a traffic marshal will be stationed at the exit from the Tournerbury Woods Estate, during the peak leaving hour, to ensure driver compliance with the erected signage requesting exiting guests, suppliers, taxi's and coaches, to drive quietly and considerately.

The manager is also tasked with regularly monitoring the grounds of the venue area, to ensure that guests are not wandering away from the core venue area.

It should also be clarified as to what other tasks staff are expected to deal with during an event, especially with regard to the control of guests.

Hire of the venue:

A copy of the contract terms covering the hire of the venue, with all its requisite requirements and adherences, e.g. no fireworks, all dogs to be on leads, no sky lanterns, music limits etc, should be included with the NMP. Such contract shall be updated if any additional / new requirements are required such as the ability of the venue / event manager to terminate or curtail the event, should any breaches of the contract agreement take place during the event.

Confirmation of the elements of the NMP that will be adopted in all new contracts for future hirers of the venue.

Provision of music external to the marquee:

It is advised by the applicant that low volume music is usually provided during ceremonies at the wedding structures i.e. the Gazebo and The Deck, for walking down

the aisle etc. Also, that acoustic musicians, are sometimes requested to provide music, during post ceremony drinks on the lawns.

In this regard, the NMP should include for layout plans in both instances, depicting the number, output, siting & directions for any speakers and related equipment, that are to be used externally. A site plan should also be provided indicating the areas of use in conjunction with e.g. the foreshore serving Tournurbury. Also, the measures to be employed to ensure that any agreed volume levels are not exceeded.

The applicant has suggested an 18:00 cut off deadline for any external music and this should be included in the NMP.

Additional proactive measures to be included in the NMP:

Management to ensure that all bands and DJ's are aware of the site policy that advises they are to make sole use of the Zone array sound ceiling within the acoustic enclosure, when performing in the marquee, and may not use their own front of house speaker systems.

Existing start and finish times on event days, for and including, deliveries, music termination and all guests and venue related personnel coming to or vacating the site.

Regular checks to be made by the venue management, to ensure that any music external to the marquee, is kept within agreed limits.

The control measures in place to ensure that guests staying overnight at the site, are not holding impromptu after event parties, with or without music.

Direct Acoustics in their conclusion to their proposal 388/001 - Soundproof Marquees - Mitigation Strategy suggested that to further assist in regulating the internal volume level, in the marquee, that a sound pressure level meter with type one or two frequency specific microphone is used, and that all staff should be given suitable training on the use of sound pressure level metres and the methodology when obtaining accurate noise levels. As this has been implemented, it can also be used to ensure any external volume levels, including from external music, can be checked and adjusted accordingly.

Reason: To protect the occupants of nearby residential properties from any noise emanating from this site.

Mr. Mark Moss

Regulatory Officer, Environmental Health