

APPLICATION 150260

NOISE MANAGEMENT PLAN

Date: 22nd November 2015

Proposed Development: Gospel Hall and Car Park

Location: 97 Oxford Road, Wokingham, RG41 2YL

Applicants: Reading Gospel Hall Trust

1. INTRODUCTION

- 1.1 The applicants propose the replacement of the existing detached single-storey building and associated car park which has existing Class D1 use having been used as a dental surgery since 1967. The replacement building is intended for use as a Gospel Hall and is proposed to be slightly smaller than the existing building.
- 1.2 The proposed use will include weekly services early on Sunday mornings and on Monday evenings. This is primarily for local worship by households living in the area close to the site.
- 1.3 This Noise Management Plan is prepared to document design and management procedures to ensure that the proposed Gospel Hall can operate in harmony with neighbouring occupiers and avoid any disturbance to people living nearby.

2. KEY OBJECTIVES OF NOISE MANAGEMENT PLAN

- 2.1 The key objectives/outcomes from this Noise Management Plan are:
 - Minimising the impact on local residents and neighbouring occupiers
 - Satisfying Environmental Protection and the Local Planning Authority
 - The identification and management of the range of potential noise sources related to the premises and all specified events and activities
 - A complaints procedure – including recording of actions/outcomes and regular review

3. DESIGN TO MANAGE NOISE IMPACTS

- 3.1 The site is located in Oxford Road, which is a busy connector road between Wokingham Road and Barkham Road and carries a considerable volume of through traffic. The street is mainly residential, though there are a few other non-residential uses.
- 3.2 The proposed Gospel Hall is to be located in broadly the same position as the existing building. This positioning will allow more parking to the front of the property close to the road.
- 3.3 Both neighbouring properties have no habitable room windows facing the site. The proposed Gospel Hall will have limited fenestration with 1 No. dummy window on the west [front] elevation. Cloakroom ventilation will vent on the northern elevation facing the windowless flank of 99 Oxford Road. To ensure noise containment, no windows are proposed to the meeting area to be used for worship and prayer. The single emergency exit on the west elevation will be provided with an external grade solid timber door with draught excluders and will be fitted with panic latches. It will normally only be opened in emergency. The main entrance/exit door faces east, and away from the neighbouring houses.
- 3.4 The side boundaries to the front already have well established hedges and these will be maintained to enhance noise containment. The other boundaries have some planting, and this will be added to with fast growing hedging. The side and rear boundaries will be enclosed by a 2.0m high solid close boarded boundary fence which, together with this new hedge, will minimise any escape of noise from the site toward the neighbouring properties. The trust will maintain the proposed fence and hedging in good condition throughout the life of the development.

4. MANAGEMENT MEASURES TO MINIMISE NOISE IMPACTS

- 4.1 The following management measures are proposed to minimise noise impacts:

Component	Measures to be taken
Internal music	No musical instruments or pre-recorded amplified music will be used. There will be only unaccompanied voice singing. External doors and lobby doors will be closed during services.
Outside music	No outside music will be permitted at any time.
Worshippers and car park	Worshippers will gather in sobriety with due care not to disturb neighbours. Car doors will be shut quietly – not slammed – on both arrival and departure. On Sunday mornings, no general conversation in the car park on arrival or departure will be allowed. Greetings will be limited to within the foyer and/or meeting area. Trustees will monitor regularly to discourage loitering, chatting or inconsiderate and noisy driving. Use of vehicle stereos in or close to car park is considered to be inappropriate and inconsistent with a place of worship. Departures will be prompt following services, and normally within 15 minutes of each service ending. The car park is not a children's play area and parents will supervise their families at all times. The premises are primarily for the use of local households who will gather as families in their own vehicles. Taxis or

private hire operator vehicles are not used. The car park gates will be bolted and padlocked when not in use. Chain and lock will not be utilised. The gates will be maintained in good condition, with hinges and locks being regularly lubricated. Care will be taken in opening and closing the gate, especially on Sunday mornings.

Deliveries and Collections	Deliveries to the premises are abnormal and will be limited to normal working hours. Waste removal is limited and will usually be in bags taken away by cleaners on weekly or fortnightly basis. Preparation of the hall for Sunday service will normally be undertaken on Saturday during daylight hours.
Smoking shelters, external seating and eating areas	None proposed as Brethren have a no-smoking policy. No external seating or eating on site.
Gardens and play areas	Periodic grounds maintenance will be undertaken during normal working hours. No play areas on site.
Weddings and Funerals	The proposed Gospel Hall will not be licensed for solemnising of marriages – this is limited to the larger ‘City’ hall, which is also the venue for funeral occasions.
Mechanical equipment air con/extractors	All mechanical air extract equipment will vent to the north of the building, not towards neighbouring properties, with systems being fitted with sound attenuators as required.
Open-air public events and festivals	No open-air public events and festivals are held.
Complaints	In the unlikely event of complaints, these can be made by telephone on the contact number to be displayed on the public notice board at the entrance or in writing to the Trustees. A responsible Trustee will be nominated to deal with any complaint and ensure a prompt, sympathetic and polite response, together with a review of the circumstances and recording of actions/outcomes and sending a report back to the complainant where appropriate. The record of complaints will be reviewed by the Trust annually as a minimum and will be available to the Council’s Environmental Protection Team on request.
NMP Review and Update	This NMP will be reviewed by the Trust and updated within 12 months of first occupation of the proposed Gospel Hall and thereafter at five yearly intervals or following three justified complaints being received.

J R Shephard and D J Parsons

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