

7. **18/02874/FULLS (PERMISSION) 01.11.2018**
SITE: Recreation Ground adjacent Village Hall,
Romsey Road, **KING'S SOMBORNE**

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CASE OFFICER: Sarah Appleton

APPLICATION NO.	18/02874/FULLS
SITE	Recreation Ground Adj. Village Hall, Romsey Road, Kings Somborne, SO20 6PP, KINGS SOMBORNE
COMMITTEE DATE	12 th March 2019
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1.0 **VIEWING PANEL**

1.1 A viewing panel was held on Friday 8 March 2019. Members present at the viewing panel were Councillors Adams-King, Anderdon, Bundy, Finlay, Hurst, Jeffrey and Richards. Apologies were received from Councillors Baverstock, Boulton, Cooper, Alan Dowden, Celia Dowden and Hibberd.

2.0 **REPRESENTATIONS**

2.1 **2 x letters** of objection have been received subsequent to the completion of the agenda report. The comments included within these letters are summarised as follows:

- Building on this greenspace will set a precedence which should not be discounted. The playing fields must not become an urban sprawl of random building tacked on or fitted in here or there whenever an idea is raised.
- Alternatives – extension on existing Scout hut to accommodate a bespoke pre-school area would see a building which is currently left empty all day utilised day and evening. A first floor to the village hall (understood to have foundations to accommodate first floor for future sports bar/pavilion with balcony) would use existing building ground. Alternatives would give a far more joined up concept rather than ad hock prefabricated short term buildings place on green open playing fields. Car parking could also be extended into the area around the existing Scouts building.
- Obvious solution is to demolish the Scout hut and build on new building to accommodate the Scouts in the evenings and preschool during the day.
- Worried about the noise from proposed air conditioning units.
- Worried about proposed external lighting and potential light pollution.
- Proposed building would be very close to the boundary with neighbouring dwelling at Nanjizel and would dominate views from lounge and garden.
- This site would not have been chosen if those involved in the planning of this very ugly building in a lovely conservation area lived anywhere near to it.
- The village will benefit from a preschool but in the right location.

3.0 **PLANNING CONSIDERATIONS**

3.1 Alternative sites

Discussion on alternative sites for the proposed development is included at paragraph 8.3 (page 28) of the agenda report. Whilst there may be other sites within the locality that are suitable and considered preferable by some of the commenters, this is not a matter that is material to the consideration of this

planning application, which must be determined on its own merits on the basis on which it has been submitted.

3.2 Noise/light impact

The impact the proposed air conditioning units and external lights would have on neighbour amenities is discussed at paragraphs 8.49-8.53 (page 38) of the agenda report. Subject to conditions on any permission, it is not considered that the proposed air conditioning units or external lights would have any adverse impacts on surrounding residential amenities.

3.3 Overbearing impact

The impact the proposed development would have in terms of overbearing is discussed at paragraph 8.44 (page 26) of the agenda report. Whilst the proposed building may be visible from the property at Nanjizel, as a result of the separation between the site and this property, it is not considered that the proposals would not be unduly overbearing.

3.4 Odour

Commenters have raised concerns with regards from cooking smells from the proposed kitchen area. The applicant has confirmed that the kitchen area would be domestic in its nature and indeed the small area proposed would limit the amount of cooking equipment provided and thus the amount of hot food cooking that could take place. As a result, it is considered that any odour emitted from the kitchen area would be similar to that emitted from a residential dwelling. It is not considered that such odour would result in any adverse impacts on neighbour amenities. The proposals are considered to comply with policy E8 of the Test Valley Borough Revised Local Plan 2016 in this regard.

4.0 **RECOMMENDATION**

No change