

## Loughton Town Council Planning & Licensing Committee – 6 January 2020

**Application No:** EPF/2905/19

**Officer:** Marie-Claire Tovey

**Applicant Name:** Mr David Chalmers

**Planning File No:** 005276

**Location:** Epping Forest College - Library and Middle Building, Borders Lane, Loughton, IG10 3SA

**Proposal:** Redevelopment of the site to provide x 139 no. residential units in 3 buildings ranging from 3-5 storeys, car parking spaces, communal landscaped amenity areas, secure cycling parking & other associated development.

The Committee noted the contents of 19 letters of objection.

The Committee OBJECTED to this application on the following grounds:

- The Committee believes that this development, alone or in conjunction with others, may have an adverse effect on the Epping Forest Special Area of Conservation. Accordingly, the Committee believes that it would be unsafe and unsound to grant this application, by virtue of the greater number of occupants living there.
- The proposal was out of keeping with the street scene being very monolithic and out of character with the area. The five storeys were considered too high and overbearing.
- The increase in the number of dwellings to 139 from the proposed 111 in the Local Plan (25%) was excessive.
- Block C was situated too close to the neighbouring housing causing loss of amenity to residents in College and Leaden Close. The obscured glass proposed for the bedrooms of the new dwellings would not provide sufficient amenity or light to the residents of these new homes.
- The development could generate approximately 334 residents. The impact this would have on the local health service has not been sufficiently mitigated and the local doctor's surgeries would not cope.
- There are insufficient school places to accommodate the number of extra residents this proposal would attract.
- The proposed security, in particular, bollard lighting is not recommended by the police for safety reasons. Furthermore, this type of lighting encourages vandalism, with them being at a height appropriate to be kicked and smashed. The height is also below the sightline for many elderly people, making them a hazard causing falling.
- There is insufficient parking for the proposed number of residents and no allocation for visitor parking. Underground parking also attracts anti-social behaviour, so is best avoided.
- The proposed access onto Borders Lane is dangerous.
- Traffic in Borders Lane is already too heavy during peak hours and would be further intensified.
- There is inadequate public transport in this area. The Central Line (at Debden Station) is already overcrowded during peak hours. There are no buses servicing Borders Lane after 7pm.