

Application No: EPF/1782/19

Officer: Marie-Claire Tovey

Applicant Name: Mr Kevin Milligan

Planning File No: 006876

Location: 3 Landmark House, The Broadway, Loughton, IG10 2FA

Proposal: Erection of a Bin Store within service yard of Landmark Building to facilitate waste removal from the commercial premises.

A member of the public with an interest in this application addressed the meeting.

The Committee NOTED the contents of nine letters of objection.

The Committee OBJECTED to this application on the grounds that it would be deleterious to the amenity of residents in the flats above the premises due to its proposed siting, particularly as it was under balconies and windows.

The proposal would expose residents to:

- i) increased noise and odour pollution when glass/refuse is being deposited, particularly during unsociable hours, and from waste vehicle collections;
- ii) increased risk of vermin and infestations with the potential effects on the health of residents;
- iii) an increased risk from potential criminal activities. The bin store could be used by burglars to gain access to enter residents' balconies and homes.

The draft local plan states “that the management of waste in flatted properties should avoid compromising the quality and provision of amenity space and forecourts. It should be located and screened to avoid nuisance and adverse impact on visual and other amenity to occupiers; and that planning proposals should reduce the risk and fear of crime.”

The Chairman of the Committee AGREED to attend an Area Planning Sub-Committee South meeting to make representations on this application, if required.