

Little Berkhamsted Parish Council

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16 August 2007

Ms Susie Defoe
East Herts Council
Wallfields
Pegs Lane
Hertford SG13 8EQ

Dear Susie

LPA Ref: 3/07/1510/FP – Detached garage and stable block at Epping Green Farm

Thank you for your letter of 26 July 2007 inviting comments on the above application.

The Parish Council does not object in principle to the building of a detached garage and stable block in the proposed Green Belt location. However it considers that the scale of the proposed stable development (particularly the inclusion of a foaling box) is excessive for any reasonable private equestrian needs and disproportionate to the area of agricultural grazing land attached to the property. Since Policy GBC11 of the East Herts Local Plan Second Review restricts the establishment of small scale riding and livery stables to the rural area beyond the Green Belt it appears that any subsequent application for commercial use of the stable block would be unsuccessful. Accordingly, in the Council's view, the application should be scaled down to provide stable accommodation more appropriate for domestic use and commensurate with the size of the property.

Yours sincerely

Graham Irwin
Clerk to the Parish Council