

Little Berkhamsted Parish Council

www.littleberkhamsted.org.uk

Chairman:
Christopher Nunn
Trewinnard House
Little Berkhamsted
Hertford
SG13 8LS
Tel: 01707 874299
Email: cnunn@btopenworld.com

Clerk:
Graham Irwin
26 Fanshaws Lane
Brickendon
Hertford
SG13 8PF
Tel: 01992 511697 Fax: 0870 116 3398
Email: graham@compassion-in-business.co.uk

7 January 2008

Ms Jill Stevens
East Herts Council
Wallfields
Pegs Lane
Hertford SG13 8EQ

Dear Ms Stevens

LPA Ref: 3/07/2573/FP – Horse stabling and manège (retrospective); Bedwellbury,
Bedwell Avenue, Essendon

Thank you for your letter of 17 December 2007 inviting comments on the above planning application.

The application seeks to justify the development by reference to Policy GBC11 of the East Herts Local Plan Second Review April 2007 which deals with the establishment of riding stables in the Rural Area Beyond the Green Belt. However as the Parish Council understands that the property is located on restored quarry land within the Green Belt, the relevant policy is in fact GBC1 'Appropriate Development in the Green Belt'. The Council questions whether a stable block with nine boxes meets the test in this policy of being 'essential small scale facilities for outdoor sport and outdoor recreation' and therefore whether the application would have been approved had it been made before rather than after the development had been carried out.

Nevertheless the Council does not feel strongly about the application as it does not consider that the development has an adverse effect on the openness and rural qualities of the surrounding area and the nearest residents in Howe Green Lane have no objection to it.

Yours sincerely

Graham Irwin
Clerk to the Parish Council