

# ***Report to District Development Control Committee***

***Date of meeting: 5 July 2005***

**Subject:** Planning Application Epf/422/05 – The Stables,  
Lippitts Hill, High Beach, Waltham Abbey.

**Officer contact for further information:** B Land Ext 4211  
**Committee Secretary:** S G Hill Ext 4249



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## **Recommendations/Decisions Required:**

**That the Committee considers a recommendation of Area Plans Sub-Committee D that outline planning permission be granted for the demolition of stables and associated areas and the erection of two detached dwellings.**

## **Report:**

### **Background.**

(Head of Planning and Economic Development). This application has been referred to this committee by Area Plans Sub-committee D with a strong recommendation that planning permission be granted, with voting 6-2 in favour.

The application was reported to the sub –committee on 20<sup>th</sup> April 2005 with a recommendation that planning permission be refused. A copy of that report is attached as Appendix 1 along with a summary of the representations (Appendix 2) that were reported orally to the committee as they were received after the completion of the report.

### **Planning Issues**

The main issues in determining the application concern whether very special circumstances exist, sufficient to outweigh the harm to the Green Belt that would result from inappropriate development.

The application site is an existing livery stable yard with stabling for 25 horses located on the western side of Lippitts Hill adjacent to the Metropolitan Police Training Camp. The site is set well back from the Road, largely hidden by a thick belt of trees.

When considering the submission Members of the Sub-committee considered that very special circumstances exist because of the proximity of the helicopter landing area at the metropolitan Police Training Ground to the rear, from which there have been an increased number of flights since 9/11, additionally the site is well screened, there will be a reduction in traffic, that will benefit the area and all the existing buildings and hardsurfacing will be removed. Members of the Sub-committee did not consider that approval of this scheme would set a precedent as they did not consider that any other stable sites were in such close proximity to the helicopter landing area.

Whilst officers accept that there is an unusual form of disturbance to the stables that could be harmful to the business, they do not agree that this is sufficient justification

for the erection of two detached dwellings and are concerned that an approval would set a precedent. Members should be aware that there are at least 3 other livery stable establishments located relatively close to this site, at Pipers Farm, Carlton House Stables and Pine Lodge.

### **Conclusion**

Should the Committee be minded to grant permission for the development it is suggested that consideration be given to the imposition of the following planning conditions:

- (1) Submission of details within 3 years.
- (2) Submission of Detailed Drawings.
- (3) Materials of construction to be agreed.
- (4) Contaminated Land Investigation.
- (5) Prior to the first occupation of either of the two dwellings hereby approved the existing stables and ancillary buildings shown on the submitted plans will be completely removed from the site.
- (6) Suitable surfacing to be agreed.
- (7) Details of means of protection of the proposed buildings from external noise shall be submitted and agreed prior to commencement of development.

Nevertheless officers remain of the opinion that the proposal seeks to set aside Green belt policy, to an overly significant extent and may set a dangerous precedent for residential development at stable premises in the locality, the recommendation therefore remains that the application be refused.