

**Report To District Development Control Committee  
5 July 2005  
Planning Application Epf/422/05 –  
The Stables, Lippitts Hill, High Beach, Waltham Abbey.**

**Appendix 2**

**EPF/422/05**

**Additional representations received prior to the application being presented to Plans Sub Committee D on 20<sup>th</sup> April 2005.**

CORPORATION OF LONDON – No observations.

WHITE GABLES LIPPITTS HILL – Object. Rural area, this would spoil things dramatically. Loss of privacy, harmful to our peaceful lives. Existing single storey structures are out of eyeshot, new buildings will overlook our property. Green Belt, Contrary to policies. Also as close to the training camp residential is contrary to RP5 The people in question have friends, I am told, on the Council Committee, and so therefore we feel we are probably wasting our time.

PATERNOSTER NORTH RESIDENTS ASSOCIATION – Green Belt. Contrary to the policies of the Local Plan and guidance from the Secretary of State. No very special circumstances to warrant an exception to the presumption against inappropriate development. Permission would weaken the function and purpose of Green belt land. dangerous precedent.

FRIENDS OF EPPING FOREST – Concerned about laxity in applying Green Belt legislation. We oppose the addition of two residential units in a sensitive area where setting precedents is so dangerous.

PIN HI, LIPPITTS HILL – Application has not changed since previous refusal and should be refused in its entirety. Contrary to RP5. Not surprised it has been asked to go to Committee, as the appellants have influential friends and colleagues within the Council and on the Committee. We would ask that the application be directly refused and not submitted to Committee. No special circumstances, which are not repeated elsewhere, there are several other livery yards and private stables that immediately surround and adjoin the police training camp, including my own stables, plus my 15 acre showground used for equestrian events, another business in decline. This will therefore set a precedent for other sites.

TREETOPS, LIPPITTS HILL - This repeated application is a total violation of Green Belt policies, especially RP5. Not suitable for housing because of the proximity of the police training camp and helicopter base. No special circumstances that are not repeated elsewhere, there are several livery and private stables in the area. The proposal would therefore set a precedent for other sites, the ones that no doubt have no objection to this proposal. Not surprised the application is to be submitted to committee as the applicant has influential friends on the council and within the committee that no doubt requested this, as this application will then be granted.

Supporting letters submitted by the applicant prior to the committee of 20<sup>th</sup> April 2005.

DAYS FARM LIPPITTS HILL – Support the application. For lippitts hill the biggest change over 25 years has been the increase in activities at the police camp. I have campaigned for the cessation of activities. Over the years Mr and Mrs Budd have found it more difficult to run the stable business because of the Police camp

activities. I believe this has made the business unsustainable. Unfair not to grant consent for houses on land that has been made unfit for its present use by the camp. PIPERS FARM, LIPPETTS HILL – Support. Due to the decreasing market for livery stables in the Epping Forest area, there is a growing need for existing yards to diversify and seek new uses for their land. The addition of extra residential properties in Lippitts Hill can only improve the environment for existing residents. DANBURY, LIPPITTS HILL - Full support and no objections. Have lived opposite for 28 years and have seen the decline in the horse trade. The helicopter base behind the premises continues to grow and produces a high level of noise at all hours of the night and day making the running of the yard very difficult. The proposal would reduce traffic in the local area.

DAYS FARM, LIPPITTS HILL – Support the scheme, much more modest than that agreed at Manor Farm Mott Street, previously a livery yard and compares favourably to that of Gardens of Hanbury in Pyenest Green Road. The reduction in traffic on local roads would be welcome. And the proposed houses will be virtually invisible from any viewpoint.

J. CANTLE, FARRIER - I have been shoeing horses at Mr and Mrs Budds livery yard since 1973 and took over the Forge at The Stables about seven years later. Over the years the police camp has become more and more active. Horses coming from outside The Stables become more difficult to shoe due to the level of noise, with no advance warning being given and even some of the horses at livery at the yard have had to be sedated in order to be shod. Makes my job increasingly difficult and dangerous and I am no longer permanently based at The Forge. In my view the police camp has had a detrimental effect on their business, aiding a falling number of liveries at the Stables and highlighting the local and national decline in the horse riding industry.

J.A.ROBERTSON. MASTER FARRIER. I have been shoeing horses in the neighbourhood of the Police Training camp for many years. There has been many times when helicopters have flown over, or adjacent to, the area where I have been shoeing a horse, this puts us at risk. Obviously not an ideal situation for equestrian businesses to be located next to a site which generates unpredictable noise of this nature.

LOUGHTON HEALTH CENTRE – This is to certify that Harold A Budd does indeed have a cardiac condition. As a result of this, he feels that he is unable to take on any extra workload from his business. I will be grateful if you can give this your kindest consideration.

GERALD CHARLES & Co ACCOUNTANTS. Since the unfortunate events that occurred on 11 September 2001 there has been a significant increase in military activity in our clients vicinity. This has had an adverse effect on our clients business to the extent that the business is now barely viable and we have recommended she cease trading before she starts to incur losses.

NEXT MOVE ESTATE AND LAND TRANSFER AGENTS – Write to confirm that we have been unsuccessful in our efforts to date to find a suitable purchaser. We appreciate that we were acting exclusively on a discreet basis due to the sensitivity of your business. Most potential buyers that we approached during 2004 had uncertainties regarding the use of the helicopters on the adjacent land.