



Mr Fisher & Miss Mees

EXISTING EQUESTRIAN FACILITY ON LAND  
ADJACENT TO 14 PYMROYD HUDDERSFIELD  
HD4 5PB.

January 2024

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## Retrospective Planning Application Supporting Statement

Existing equestrian facility on land at 14 Pymroyd, Huddersfield, HD4 5PB.

### Summary

**1.0** This planning statement has been prepared in support of a retrospective planning application at land adjacent to 14 Pymroyd. The application comprises of the use of

existing stables, storage building, a sand/eco fibre exercise area and grass paddocks. This statement has been prepared on behalf of Mr. Fisher and Miss Mees the owners of the land.

**1.1** The main objective of the scheme will be to facilitate Miss Mees' Equestrian and agricultural hobbies.

**1.2** This report should be read in conjunction with the submitted drawing LFPL\_01\_34\_A100 outlining the existing Location Plan, Site Plan and Floor Plans.

**1.3** The retrospective planning application is for permission to use the existing stables, paddocks, and exercise areas for equestrian/ agricultural use only. **No further works** to the area are proposed. There is no other use proposed to this land apart from equestrian/agricultural.

## **Site Context**

**2.0** The development site occupies a 0.55Ha area of agricultural land directly opposite Mr Fisher and Miss Mees' property, 14 Pymroyd. The land lies in the countryside just West of Huddersfield Town. It does not lie in any area of special landscape value or nature conservation; it sits outside the local conservation area. The land has been used for Equestrian/ Agricultural use for over 25 years.

**2.1** The land is under sole ownership of the applicants and has been used for equestrian and agricultural purposes prior to Mr Fisher and Miss Mees' ownership.

**2.2** There is a personnel access from the adjacent property, and an existing vehicular highway access of Deep Lane. This highway access is also used and seen as adequate by the town's telecommunications provider for access to their telegraph poles for maintenance and repairs, to which Mr Fisher and Miss Mees have given permission.

**2.3** The site just consists of one building. The building is single storey stable and storeroom. The construction of this building consists of painted oak brown blockwork walls and a timber flat roof with green felt finish, in keeping with the natural environment. The building is set far back from the highway entrance and concealed from the road view.

**2.4** Drainage of the site is to existing soak ways. There is no requirement for foul, only surface water. There has never been an issue with local flooding on this site.

**2.5** The paddocks and exercise areas are separated with timber post & rail fences, in keeping with the agricultural environment.

**2.6** The Southern boundary to the site makes use of a natural dry-stone wall. Again, in keeping with the local area.