

Kirklees Metropolitan Council,
Planning Services,
PO Box 1720,
Huddersfield,
HD1 9EL



(Submitted Via the Planning Portal)

23rd September 2026

Dear Sir/Madam,

DISCHARGE OF CONDITION 7 AND 8 IN RELATION TO PLANNING PERMISSION 2023/70/93433/E “VARIATION OF CONDITION 6. (ACCESS TRACK) ON PREVIOUS PERMISSION 2023/92029 FOR DEVELOPMENT OF EQUESTRIAN CENTRE FOR WELFARE AND EDUCATION.”

CLIFFHOILLINS RIDING SCHOOL PONY CLUB CENTRE, LAND ADJACENT TO WINFIELD DRIVE, EAST BIERLEY, BD4 6RJ

HORSOME EQUINE COMMUNITY INTEREST COMPANY

Please find attached the above-mentioned application which has Planning Portal reference PP-15215448. I confirm that the fee for the discharge of conditions application has been paid direct to the Planning Portal.

Planning Permission was granted by the authority for *the “development of equestrian centre for welfare and education”* on the 6th October 2023 (ref 2023/62/92029/E).

Subsequently an application was made to vary the approved access track under a variation of planning condition (S73) *“variation of condition 6. (access track) on previous permission 2023/92029 for development of equestrian centre for welfare and education”* and permission was granted on the 16th January 2024 (ref 2023/70/93433/E).

The current discharge of conditions application seeks to discharge conditions 7 and 8 permission 2023/70/93433/E. It should be note that neither conditions are pre-start conditions and the use of the site for commercial purposes by Horsome Equine Community Interest Company is already in place.

In relation to the conditions the following information has been submitted:-

Condition 7

The condition requires that:-

“Details of the surface and drainage treatment of the first section of the existing access, from the back of the existing kerb line on Hunsworth Lane to the existing drainage channel, shall be submitted to and approved in writing by the Local Planning Authority. The agreed details shall be implemented in full prior to the proposed access track being brought into use”.

The details are set out in the supporting document by Paragon Highways Technical Note. It should be noted that prior to the submission of the application Paragon Highways have discussed this matter directly with the Council's Planning Officer, Nicole Helliwell and their submission is undertaken in accordance with their discussions. Copies of the correspondence are submitted with the application.

Condition 8

The condition requires:-

“A landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority, which includes the existing and proposed ground levels of the section of track nearest the existing field entrance. The agreed details shall be implemented in full thereafter by the end of the first planting season following the access track hereby approved being brought into use”.

Details of the landscaping scheme by Tel Landscape Architects which includes the ground levels of the section of track nearest the existing field entrance (which have remained the same) as detailed on the existing and proposed landscaping plans.

A separate plan has been provided by Stamford Geomatics that show land levels for reference.

Should the Council require any further information, please do not hesitate to contact me. In any event, I would be grateful if you would contact me prior to your recommendation for determination.

Yours faithfully,

Patrick Townsend
BA (Hons) PG Dip MRTPI
Director