

To all Members of the Planning Committee

You are hereby summoned to attend a meeting of the **PLANNING STANDING COMMITTEE** to be held in the **EXHIBITION ROOM at THE CIVIC, HUDDERSFIELD ROAD, HOLMFIRTH HD9 3AS** on **MONDAY 5 DECEMBER 2022** at **700pm** to transact the following business: -

- AGENDA – (A)

Welcome

Open Session at Planning

7.00 pm

At the commencement of the meeting, there will be an open session lasting up to 15 minutes, for members of the public to address Members of the Committee in connection with planning applications to be considered at the meeting. This session allows both applicants and objectors to address Members. Any other information relating to items on the agenda will be considered as part of the agenda item.

Issues/concerns/information not related to any item on the agenda will be considered at a later date or referred to the appropriate body.

2223 99 Public Bodies (Admission to Meetings) Act 1960 amended by the Openness of Local Government Bodies Regulations 2014 on 6 August 2014 7.15 pm

As Local (Parish and Town) Council meetings can now be recorded, the Chairman to check if any members of the public wish to record the meeting, to ensure reasonable facilities can be provided. The meeting is already being recorded by the Officer for public broadcast via the Holme Valley Parish Council YouTube channel.

2223 100 To accept apologies for absence 7.16 pm

2223 101 To receive Members’ and Officers’ personal and disclosable pecuniary interests in items on the agenda 7.17 pm

2223 102 To consider written requests for new DPI dispensations 7.18 pm

2223 103 To consider whether items on the agenda should be discussed in private session 7.19 pm

- Any recording to be halted during such items and members of the public asked to leave the meeting.

2223 104 To confirm the Minutes of the Previous Meeting 7.20 pm

- Minutes of the Planning Committee meeting held on 31 October 2022, numbered 2223 82 – 2223 98 inclusive **(B)**

2223 105 Completed Kirklees Planning Applications List 7.21 pm

- To note List 2223-06 updated with the views of the Committee. **(C)**

Holme Valley Parish Council

- 2223 106** **Kirklees Council - New Planning Applications** **7.22 pm**
- To consider, new or amended applications received by Kirklees Council from 25 October 2022 to 29 November 2022 inclusive – List 2223-07 enclosed **(D)**
- 2223 107** **Kirklees Council - Planning Officers' Decisions** **8.00 pm**
- To note, the list of Decision Notices issued by Kirklees Council for the period 25 October 2022 to 29 November 2022 inclusive **(E)**
- 2223 108** **Neighbourhood Planning and Reviewing Parish Council Outcomes** **8.02 pm**
- i. - **Conservation Area Awareness**
To note, the Deputy Clerk has posted two additional conservation area maps to the Facebook Parish Council page, shared to their relevant community pages, - Oldfield to Honley Community and Hinchliffe Mill to Holmbridge Community. As resolved, the Deputy Clerk will continue to share more maps of the local conservation areas over the coming weeks with restatements of the restrictions and duties placed on home and business owners due to the conservation area.
With regard to improving public awareness on conservation areas the Deputy Clerk did email Sebastian Pickles 3 November 2022 about whether a new team leader had been appointed to the Conservation Team. At the time of the agenda being published, he had received no reply. A follow-up email had been sent.
To consider, any further action to promote public awareness of local conservation areas.
 - ii. - **Lord's Mill**
To note, with regard to resolving the dereliction of Lord's Mill, the Parish Council was awaiting the appointment of a new team leader to the Kirklees Conservation Team. As above, the Deputy Clerk did email Sebastian Pickles 3 November 2022 about whether a new team leader had been appointed to the Conservation Team. At the time of the agenda being published, he had received no reply. A follow-up email had been sent.
The conservation team were delaying any report or action on Lord's Mill, Honley until that appointment.
To consider, any further actions.
 - iii. - **Parish Council Actions from the Neighbourhood Development Plan**
To note, the Chair will finalise the report on the progress by the Parish Council against the 51 actions of the Holme Valley Neighbourhood Development Plan, taking account of discussions with this Committee. for presentation at the 12 December meeting of Council. Chair to report.
To consider any further action arising from this work.
To note, the Parish Council will submit an article to the January edition of the TiTo Holme Valley noting the 1-year anniversary of the Holme Valley Neighbourhood Development Plan and sharing some of the progress that had been made. Cllr Hogley would draft the article. Cllr Hogley to report.

Holme Valley Parish Council

- iv. - **Traffic calming including 20MPH Limits and Zones**
To note, the letter and accompanying map from Kirklees regarding the proposed traffic regulation order (TRO) for central Holmfirth as part of the Town Centre Access Plan. The proposal is for Hollowgate, Victoria Street and for the section of Station Road until past the top bus station entrance to all be 20mph. Changes have also been proposed to parking arrangements and for the pedestrian crossings on Towngate and Victoria Street to be signal-controlled. This is a consultation that all people can comment on. It has been shared to Facebook. **(F)**
- At the last meeting, it was resolved that the Parish Council would make contact with Kirklees Holme Valley North and South ward Councillors to arrange a meeting to discuss traffic calming including asking why Kirklees is not focused on instituting 20mph zones in residential areas.
To consider, when and how this meeting would be arranged.
- At the last meeting, it was resolved that the Parish Council would write to our MP to look for common ground on his campaign for cut speeds on our roads.
To consider how to action this resolution.

2223 109 Peak District National Park Authority 8.10 pm

- i. - To consider, new or amended applications received by the Peak District National Park Authority from 25 October 2022 to 29 November 2022 inclusive – List 2223-05PD. **(G)**
- ii. - To note the list of Decision Notices issued by the Peak District National Park Authority for the period 25 October 2022 to 29 November 2022 inclusive **(H)**
- iii. - Planning Appeal: To consider a planning appeal re 1 Meal Hill, Holme. The Parish Council's original comment on this application was "No observation. Defer to Peak District National Park Authority Officers." **(I)**

2223 110 Planning Policy 8.12 pm

- To note, the Parish Council's response to the consultation on the Kirklees Affordable Housing SPD. **(J)**
- To note, the updated Validation Requirements for the Submission of Planning Applications to the consultation on which the Parish Council had previously commented. **(K)**

2223 111 **Ongoing Highways campaigns**

8.13 pm

The ongoing campaigns are:

i. Concerns of local residents regarding speeding and noise pollution on Woodhead Road Holmbridge to Holme

- To note, the Deputy Clerk had received no reply from Liz Twitchett to his email 1st September regarding the speed tests undertaken near Holme Bank, Woodhead Road, Holme and, as resolved by the Parish Council, escalated the request to Mark Scarr cc'd to Holme Valley South Councillors. Deputy Clerk to report.
To consider any further actions at this time.

ii. Campaign for a Safer Magdale

- To note, additional speed count cables were installed at Sandbeds (off Magdale, - in addition to those already installed on Magdale and White Gate). Counts will be completed before Christmas.

iii. Hade Edge Road Intersection

- Committee Chair to report on any further developments regarding this road scheme.
To consider any further actions at this time.

iv. Burnlee Road Closure

- To note, Burnlee Road remains closed with no developments at the site as we approach the 22-month anniversary of the roadblock.
To consider any further actions at this time.

v. Ramsden Road

- Will Acornley who is the Kirklees Director overseeing the implementation of the Public Space Protection Order (PSPO) and the physical installation of barriers has recently responded to Cllr Wilson to his email regarding the situation with the byways around Ramsden, Yateholme and Riding Wood. (L) Cllr Wilson to report.
To consider any further actions at this time.

2223 112 **Footpaths and Public Rights of Way**

8.20 pm

- Cllr Wilson attended a meeting of the Kirklees Public Rights of Way Group as the representative of the Parish Council. Cllr Wilson to report.

Holme Valley Parish Council

- 2223 113** **Holmfirth Town Centre Blueprint** **8.25 pm**
- To note, a positive meeting with Zoe Stewart, Programme Manager Local Centres, took place 9th November 2022.
 - Information regarding the drop-in consultation sessions about the programme was shared by the Deputy Clerk to social media.
 - The project is now called the “Holmfirth Blueprint” rather than “Holmfirth Master Plan.”
- 2223 114** **Consideration of a Recommendation from the Finance and Management Standing Committee** **8.26 pm**
- To note, the recommendation to earmark £3,000 from the 4505 Neighbourhood Plan budget line overseen by the Planning Committee for the Holmfirth Market project will be considered by full Council 12 December 2022.
- 2223 115** **Committee Budget 2023-24** **8.27 pm**
- To note, the Finance and Management Committee resolved to recommend the Planning Committee’s budget for 2023-24 as presented by this Committee.
- 2223 116** **Publicising the work of Holme Valley Parish Council** **8.28 pm**
- To consider, recent events or news that this Committee wishes to publicise via the press, Parish Council website or social media.

Close **8.30 pm**

Please note that timings on the agenda are given for guidance of the Chairman and Committee only and should not be taken as the time at which discussion of a particular item will commence.

Rich McGill

Rich McGill
Deputy Clerk

Holme Valley Parish Council
Holmfirth Civic Hall, Huddersfield Road, HOLMFIRTH HD9 3AS

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Holme Valley Parish Council

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Holme Valley Parish Council

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**DRAFT MINUTES OF THE PLANNING STANDING COMMITTEE HELD AT THE CIVIC, HOLMFIRTH MONDAY
31 OCTOBER 2022**

Those present:

Chair: Cllr M Blacka

Vice Chair: Cllr T Dixon

Councillors: Cllr C Green, Cllr R Hogley, Cllr A Wilson

Officer: Mr Rich McGill (Deputy Clerk/RFO)

Welcome

Cllr Blacka welcomed Members and a member of the public to the meeting.

Cllr Chris Green, the new Councillor for Honley South, was in attendance and asked to be considered for membership of the Committee.

RESOLVED: Cllr Green was voted onto the Planning Committee.

The Chair then shared some thoughts on best practice for Councillor conduct in meetings, - especially with regard to planning applications which she said could be emotionally charged discussions. She pointed out that Cllrs should be conscious, when they have a personal or pecuniary interest in an item, that they should neither vote nor even comment on the item. She also encouraged Councillors to be conscious of the way they comment in meetings as people watching proceedings may have different opinions and may have reason to take offence at the ways opinions are shared. She said that she, as Chair, would try to stay on top of ensuring good conduct and best practice in the meetings.

Open Session at Planning

The member of the public said he was present to speak in opposition to a specific planning application.

The Committee voted to suspend standing orders under item 2223 89 to allow the member of the public to speak when the application was considered, and to move that application to the top of the planning list.

2223 82 Public Bodies (Admission to Meetings) Act 1960 amended by the Openness of Local Government Bodies Regulations 2014 on 6 August 2014

Council meetings can now be recorded. The meeting was recorded by the Officer for public broadcast via the Holme Valley Parish Council YouTube channel. No other requests to record the meeting were received.

2223 83 To approve apologies for absence

Cllr Colling and Cllr RP Dixon had sent apologies.

RESOLVED: The reasons for their apologies were approved by the Committee.

Holme Valley Parish Council

2223 84 To receive Members' and Officers' personal and disclosable pecuniary interests in items on the agenda

Cllr Blacka declared a personal interest under the discussion on Holmfirth Market.
The Deputy Clerk declared a personal interest under 2223 89 – Application 2223/06/05.

2223 85 To consider written requests for new DPI dispensations

None had been received.

2223 86 To consider whether items on the agenda should be discussed in private session

No items were requested to be discussed in private session.

2223 87 To confirm the Minutes of the Previous Meeting

RESOLVED: The Minutes of the Planning Committee meeting held on 26 September 2022, numbered 2223 66 – 2223 81 inclusive were confirmed.

2223 88 Completed Kirklees Planning Applications List

NOTED: The Planning Committee noted List 2223/05 updated with the views of the Committee.

2223 89 New Planning Applications – Kirklees Council

Members considered new or amended applications received by Kirklees Council from 21 September to 25 October 2022 inclusive – List 2223/06.

RESOLVED: That the Planning Committee's comments on the above applications be forwarded to Kirklees Council by the Deputy Clerk.

2223 90 Kirklees Council – Planning Officers' Decisions

NOTED: The Planning Committee noted the list of Decision Notices issued by Kirklees Council for the period 21 September 2022 to 25 October 2022 inclusive.

2223 91 Neighbourhood Planning and Reviewing Parish Council Outcomes

i. Conservation Area Awareness

NOTED: The Committee noted the Deputy Clerk's post to the Facebook Parish Council page, shared to the Honley and Holmfirth community pages. The Deputy Clerk reported that the community had shown a lot of interest in these two posts and had viewed them more than 7,000 times and had clicked through to the Kirklees webpage of conservation area maps over 1,700 times.

The Committee thanked the Deputy Clerk for the posts.

The Committee considered any further action to promote public awareness of local conservation areas.

RESOLVED: The Deputy Clerk would post the guidance and maps of the local conservation areas to relevant Facebook village community pages.

Holme Valley Parish Council

ii. Lord's Mill

NOTED: The Parish Council noted that a new team leader was to be appointed to cover the Kirklees Planning and development Conservation Team in early October 2022. This had delayed a report or action on Lord's Mill, Honley until that appointment.

The Planning Committee considered any further actions.

RESOLVED: The Deputy Clerk would email Sebastian Pickles, Kirklees Senior Conservation Officer, to find out if a new team leader had been appointed. If that was the case, the Deputy Clerk would make contact with the new team leader.

iii. Parish Council Actions from the Neighbourhood Development Plan

NOTED: The Committee noted the Chair's updated report on her assessment of progress by the Parish Council against the 51 actions of the Holme Valley Neighbourhood Development Plan. She had asked all Councillors for comment.

Cllr Hogley and other Members made further suggestions to enhance the assessment such as i. the community acquisition of Holmfirth Tech and Honley Library, ii. the Holmfirth business map created by Holmfirth Forward and funded by the Parish Council, iii. patient transport provision iv. River Holme pathway and v. the beginnings of engagement with the public about conservation areas.

This report will be finalised for presentation at the 12 December meeting of Council.

The Committee considered any further action arising from this work.

RESOLVED: The Parish Council would submit an article to the January edition of the TiTo Holme Valley magazine, noting the 1-year anniversary of the Holme Valley Neighbourhood Development Plan and sharing some of the progress that had been made. Cllr Hogley would draft the article.

Additionally, the Committee noted that Kirklees Council had asked for a monitoring report on how the Neighbourhood Plan was impacting on Planning Decisions.

Cllr Hogley had responded to this request.

iv. Traffic calming including 20MPH Limits and Zones

Cllr Wilson reported on a meeting he had attended about a recent, independent, comprehensive review of Kirklees speed limits. Cllr Wilson said that the review had found that almost all Kirklees speed limits were appropriate. Only 4 needed changing. He reported that there seemed to be little drive from within Highways to amend current speed limits other than ongoing plans for 20mph 'school streets'.

The Highways team's focus was very much on accident reduction and there was little interest in wider outcomes that the Parish Council favoured such as reduced road noise, cutting pollution, and a better all-round pedestrian and community experience. Cllr Wilson suggested that the two approaches, - the Highways emphasis on accident reduction and the Parish Council's emphasis on life quality, - were separate initiatives. Cllr Donald Firth was supportive of 20mph zones.

NOTED: The Committee noted Cllr Wilson's report.

Cllr Wilson suggested the 20MPH zones in Meltham were co-funded by Meltham Town Council. The Deputy Clerk will enquire of Meltham whether that was the case.

Members further noted the Committee's report updated by the Chair which had been circulated to all Councillors for additional comment on 1) the criteria for identifying roads suitable for new traffic calming schemes and 2) identifying potential locations for such schemes.

Holme Valley Parish Council

NOTED: The Committee noted that the Committee chair had written to the resident who enquired about traffic calming near Holmfirth High School.

RESOLVED: A meeting between Planning Committee Members and the Kirklees Holme Valley North and South ward Councillors would be arranged to discuss traffic calming including asking why Kirklees is not focused on instituting 20mph zones in residential areas.

Cllr Hogley shared that the MP for the Colne Valley had an interest in road safety and lowering speeds in his constituency area.

RESOLVED: The Parish Council would write a letter to our MP.

2223 92 Peak District National Park Authority

- i. **NOTED:** The Committee noted Applications List 2223-04PD updated with the views of the Committee.
- ii. **NOTED:** The Committee noted the list of Decision Notices issued by the Peak District National Park Authority for the period 21 September 2022 to 25 October 2022 inclusive.

2223 93 Planning Policy

As discussed at the last Committee meeting, Kirklees Council is undertaking a consultation on its draft Affordable Housing and Housing Mix Supplementary Planning Document. Members discussed the content and wording of a response. The Committee broadly welcomed an SPD on affordable housing and housing mix, though Members were concerned that much of the guidance was advisory, - "should," – rather than prescriptive, - "must." The Committee felt that the SPD was weak on addressing the climate emergency. There was concern that a 20% affordable housing provision would not address the supply problems in the Holme Valley.

RESOLVED: Cllr Blacka will draw up a response to the consultation based on Members' comments for submission 1 November.

2223 94 Ongoing Highways campaigns

The ongoing campaigns are:

- i. **Concerns of local residents regarding speeding and noise pollution on Woodhead Road Holmbridge to Holme**

NOTED: Members noted that the Deputy Clerk had received no reply from Liz Twitchett to his email 1st September regarding the speed tests undertaken near Holme Bank, Woodhead Road, Holme.

Members considered any further actions at this time.

RESOLVED: Members resolved that the Deputy Clerk should escalate the request to Mark Scarr, Liz Twitchett's line manager, and should cc to relevant Kirklees Holme Valley ward Councillors.

Members considered that use of a Freedom of Information request was not appropriate at this time.

Holme Valley Parish Council

ii. Campaign for a Safer Magdale

NOTED: Members noted, as reported last month, that speed count cables had been installed at Magdale. This should allow Kirklees Highways to assess the scale of the issue, the traffic makeup and volume as well as speeds, which, when completed (date yet to be confirmed), should allow a conclusion to be drawn regarding any highways plans for Magdale.

Members considered any further action at this time.

RESOLVED: No further action.

iii. Hade Edge Road Intersection

NOTED: The Committee Chair said that she had no new report to make on this road scheme.

Members considered any further action at this time.

RESOLVED: No further action.

iv. Burnlee Road Closure

NOTED: Members noted the reply from Ben Wright to the Deputy Clerk's email on the now 20-month closure of Burnlee Road. The work was still incomplete. There were concerns that another impasse had been reached between the local authority and the insurers of the property suffering the landslip.

Members considered any further action at this time.

RESOLVED: No further action.

v. Ramsden Road

NOTED: Members noted that, as reported previously, Cllr Wilson wrote 26 August 2022 to Will Acornley who is the Kirklees Director overseeing the implementation of the Public Space Protection Order (PSPO) and the physical installation of barriers. Cllr Wilson received no response. Hence, 14 October 2022 he wrote to the Kirklees Chief Executive, Jacqui Gedman; Kirklees Strategic Director, Colin Parr; and Kirklees Service Director, Julie Muscroft to ask if Will Acornley was still in post. Cllr Wilson then received a message from Will Acornley stating that new, cheaper gates had been identified for the PSPO area, the funding for which is available, but which must be spent before end March 2023.

Members considered any further action at this time.

RESOLVED: No further action.

2223 95

Holmfirth Town Centre Masterplan

NOTED: Members noted that a working group had been established after the last meeting of full Council to enable the Parish Council to better engage with the Holmfirth Town Centre Masterplan and those leading its development.

Members of the working group are Cllr Blacka, Cllr Carré, Cllr Green, Cllr Hogley, Cllr Wilson.

A meeting with Zoe Stewart, Programme Manager Local Centres, had been arranged for 9th November 2022.

A meeting to agree terms of reference will take place at a later date.

Holme Valley Parish Council

As Cllr Blacka had declared a personal interest on the next item, Cllr T Dixon was the temporary Chair for 2223 96.

2223 96 Consideration of a Recommendation from the Finance and Management Standing Committee

At the meeting of the Finance and Management Committee 19 September 2022, the Committee considered whether and how best to support a Holmfirth Market to be established after the decommissioning of the current Market Hall. The licence for the new market has been awarded to Holmfirth Forward.

However, that group reported it was struggling to make progress to establish a new market.

The Finance and Management Committee resolved that it was important for Holmfirth to have a market and further resolved that the Parish Council should support the market but ruled the Parish Council had no budget lines clearly defined to financially support the market's creation and development.

Cllr Hogley pointed out that, in the Holme Valley Neighbourhood Development Plan, December 2021 p161 under 'Holme Valley Parish Actions – Local economy' it says the Parish Council will: "16. Support place-making initiatives seeking to build both community and economic value from our unique heritage and environment." The Finance and Management Committee resolved that an appropriate budget source for future funding to a Holmfirth Market might therefore be the 4505 Neighbourhood Plan budget line overseen by the Planning Committee which has £10,000 to support actions and outcomes identified in the Holme Valley Neighbourhood Development Plan.

The Finance and Management Committee recommended to the Planning Committee to ringfence £3,000 from its 4505 Neighbourhood Plan budget line to create an earmarked reserve EMR Holmfirth Market to support the establishment of the Market.

The Planning Committee considered whether to approve this recommendation from the Finance and Management Committee.

RESOLVED: The Planning Committee voted to recommend to Council to ringfence £3,000 from the 4505 Neighbourhood Plan budget line and to create an earmarked reserve EMR Holmfirth Market.

Cllr Blacka reverted to being Committee Chair after the completion of this resolution.

2223 97 Committee Budget 2023-24

Members considered the Committee Budget for 2023-24. The Planning Committee would retain having only a single budget line 4505 Neighbourhood Plan. The requested budget for 2023-24 for this budget line would be £3,000.

There would additionally be the earmarked reserve EMR Holmfirth Market should one be approved by Council.

Holme Valley Parish Council

2223 98 Publicising the work of Holme Valley Parish Council

The Committee considered whether there were any pertinent recent events or news items that it wished to publicise via the press, Parish Council website or social media.

RESOLVED: The Deputy Clerk would continue to work on raising awareness regarding the Holme Valley conservation areas via social media, - posting conservation area maps to relevant, village community groups.

Cllr Hogley would draft an article for TiTo for January on the 1-year anniversary of the Holme Valley Neighbourhood Development Plan and some of the progress that has been made over the year.

The meeting closed at 9.11pm.

.....
Chair

Holme Valley Parish Council

Planning applications lodged with Kirklees from **21 09 2022** to **25 10 2022** - **List 2223-06**. The following applications will be considered by Holme Valley Parish Council ahead of the Planning Committee meeting **31/10/2022**. Where appropriate, recommendations will be made to Kirklees Planning Services regarding whether or not they should be approved, but the final decisions will be taken by Kirklees Planning Services.

Local residents can email deputyclerk@holmevalleyparishcouncil.gov.uk to submit their views on applications or attend the meeting in person. Alternatively, you could join the meeting via Zoom. Email the Deputy Clerk for a link.

Full details regarding deadline dates for comments and how to submit a comment can be obtained from the Kirklees' website: www.kirklees.gov.uk/planning

We have reports that the links to Planning Applications below may not work on some mobile devices. This is an operating system issue. If the links to the applications do not work, go to the [Kirklees Planning Portal](#) and search for applications there using the Application No.

| | |
|------------------------------|---|
| HVPC Reference: | 2223/06/05 |
| Application No: | 2021/62/90800/W |
| Proposed Development: | Redevelopment and change of use of former mill site to form 19 residential units (within a Conservation Area) |
| Location: | Hinchliffe Mill, Water Street, Holmbridge, Holmfirth, HD9 2NX |
| OS Map Ref: | SE 412708.021407073.6585 |
| Link: | http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2021/90800 |
| Ward/Councillors: | Upper Holme Valley - KB TB |
| HVPC Comment: | <p>The Parish Council continues to be very supportive of the re-development of the site of the historic mill building at Hinchliffe Mill. The Parish Council welcomes the reduction in the total number of houses over the original application. The Parish Council further welcomes the increase in parking provision for the residents of Water Street and Spring Lane.</p> <p>However, the Parish Council objects to the current, proposed development on the basis of: 1) Over-intensification of the site including the use of greenbelt land for the larger properties 2) Regarding highways, the narrowness of the routes is concerning for emergency vehicular access. The Parish Council is also worried about the risk to schoolchildren using the un-paved walk-to-school route on Dobb Lane. Parking provision for the existing residents is still inadequate despite the planned increase. 3) Continued heritage concerns regarding the unsuitable design of the new buildings within or adjoining the conservation area 4) Flood risk 5) Ecological damage.</p> <p>The Parish Council would also expect much more detail in a project of this size on sustainability and renewable energy generation as per the Holme Valley Neighbourhood Development Plan pp152-156 Policy 12: Promoting Sustainability and should include a climate mitigation statement.</p> <p>The Parish Council is dismayed by the loss of affordable, 2-bed housing in the development.</p> <p>The Parish Council feels that it would be in the developer's interest to reach out to local people and to undertake proactive consultation with the local community. Local feeling would appear to be generally in support of the development of the site in a sympathetic manner which fits in with the residential/conservation area and surroundings.</p> |
| Decision: | |

| | |
|------------------------------|---|
| HVPC Reference: | 2223/06/01 |
| Application No: | 2022/44/92966/W |
| Proposed Development: | Discharge conditions 6 (construction management plan), 7 (extraction ventilation), 8 (air conditioning units) on previous permission 2019/94096 for erection of extension to former mill building |
| Location: | Woodlands Mill, Luke Lane, Thongsbridge, Huddersfield, HD9 7TB |
| OS Map Ref: | SE 415254.9192410191.5995 |
| Link: | http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2022/92966 |
| Ward/Councillors: | Wooldale - JB PD DG |
| HVPC Comment: | No observation. Defer to Kirklees Officers. |
| Decision: | |

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|------------------------------|---|
| HVPC Reference: | 2223/06/02 |
| Application No: | 2022/70/93104/W |
| Proposed Development: | Variation condition 2 (plans) on previous permission 2021/90829 for erection of detached dwelling |
| Location: | 31, Upper Bank End Road, Holmfirth, HD9 1EP |
| OS Map Ref: | SE 414747407584 |
| Link: | http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2022/93104 |
| Ward/Councillors: | Holmfirth Central - MBu RH |
| HVPC Comment: | Defer to Kirklees Officers. Plans were unclear. |
| Decision: | |

| | |
|------------------------------|---|
| HVPC Reference: | 2223/06/03 |
| Application No: | 2022/62/92874/W |
| Proposed Development: | Erection of entrance porch, replacement roof tiles, replace wooden boarding with natural stone below eaves, enlargement of windows, replacement of wooden boarding to gables and external works including new pedestrian walkway (within a Conservation Area) |
| Location: | Kingdom Hall, Station Road, Holmfirth, HD9 1AB |
| OS Map Ref: | SE 414466.7198408563.7598 |
| Link: | http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2022/92874 |
| Ward/Councillors: | Holmfirth Central - MBu RH |
| HVPC Comment: | Support |
| Decision: | |

| | |
|------------------------------|---|
| HVPC Reference: | 2223/06/04 |
| Application No: | 2022/65/93047/W |
| Proposed Development: | Listed Building Consent for building repairs and demolition and replacement of unsafe structures (within a Conservation Area) |
| Location: | 13, Cuckoo Lane, Honley, Holmfirth, HD9 6AS |
| OS Map Ref: | SE 413709.6889411921.8401 |
| Link: | http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2022/93047 |
| Ward/Councillors: | Honley Central and East - PC BL SS |
| HVPC Comment: | No observation. Defer to Kirklees Conservation Officers. |
| Decision: | |

| | |
|------------------------------|---|
| HVPC Reference: | 2223/06/06 |
| Application No: | 2022/62/93142/W |
| Proposed Development: | Erection of detached garden workshop (within a Conservation Area) |
| Location: | The Lodge, 1, River Park, Honley, Holmfirth, HD9 6PS |
| OS Map Ref: | SE 413950.5107412065.6504 |
| Link: | http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2022/93142 |
| Ward/Councillors: | Honley Central and East - PC BL SS |
| HVPC Comment: | Support in principle if windows are more in-keeping with the conservation area, - not uPVC. |
| Decision: | |

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|------------------------------|---|
| HVPC Reference: | 2223/06/07 |
| Application No: | 2022/62/93099/W |
| Proposed Development: | Demolition of existing garage, erection of two storey side and single storey rear extensions, erection of open canopy porch and pitched roof to existing dormers |
| Location: | 6, Sycamore Rise, Wooldale, Holmfirth, HD9 7TJ |
| OS Map Ref: | SE 415517.7545409266.7433 |
| Link: | http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2022/93099 |
| Ward/Councillors: | Wooldale - JB PD DG |
| HVPC Comment: | Support in principle though express concerns regarding the potential loss of parking and the front garden area. |
| Decision: | |

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|------------------------------|---|
| HVPC Reference: | 2223/06/08 |
| Application No: | 2022/65/93186/W |
| Proposed Development: | Listed Building consent for replacement windows |
| Location: | 2, Marsh Road, Scholes, Holmfirth, HD9 1TA |
| OS Map Ref: | SE 415763.6941407288.6586 |
| Link: | http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2022/93186 |
| Ward/Councillors: | Scholes - MBI RPD |
| HVPC Comment: | No observation. Defer to Kirklees Conservation Officers. The Parish Council welcomes the use of wooden, double-glazed windows. |
| Decision: | |

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|------------------------------|---|
| HVPC Reference: | 2223/06/09 |
| Application No: | 2022/62/92994/W |
| Proposed Development: | Erection of two storey rear extension and external alterations (within a Conservation Area) |
| Location: | 5A, Greenway, Honley, Holmfirth, HD9 6NQ |
| OS Map Ref: | SE 413632.273412137.9699 |
| Link: | http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2022/92994 |
| Ward/Councillors: | Honley Central and East - PC BL SS |
| HVPC Comment: | Support in principle, but concern regarding provision of sufficient parking and regarding the closeness of the boundary to neighbouring properties. |
| Decision: | |

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|------------------------------|---|
| HVPC Reference: | 2223/06/10 |
| Application No: | 2022/65/93144/W |
| Proposed Development: | Listed Building consent for replacement and works to existing windows [within a Conservation Area] |
| Location: | 15, Butt Lane, Hepworth, Holmfirth, HD9 1TF |
| OS Map Ref: | SE 416318.9773406914.1638 |
| Link: | http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2022/93144 |
| Ward/Councillors: | http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2022/93144 |
| HVPC Comment: | No observation. Defer to Kirklees Conservation Officers. |
| Decision: | |

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|------------------------------|---|
| HVPC Reference: | 2223/06/11 |
| Application No: | 2022/62/92568/W |
| Proposed Development: | Demolition of existing conservatory, erection of two storey rear extension and increase in roof height |
| Location: | 22, Upper Meadows, Upperthong, Holmfirth, HD9 3HR |
| OS Map Ref: | SE 412851.2073408307.9762 |
| Link: | http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2022/92568 |
| Ward/Councillors: | Upperthong - DC AW |
| HVPC Comment: | Oppose on the basis that the extension is not subservient to the original property. |
| Decision: | |

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|------------------------------|---|
| HVPC Reference: | 2223/06/12 |
| Application No: | 2022/62/93194/W |
| Proposed Development: | Erection of dormer extension and alterations |
| Location: | 4, Water Row, New Mill, Holmfirth, HD9 7JS |
| OS Map Ref: | SE 416359.1673408743.9222 |
| Link: | http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2022/93194 |
| Ward/Councillors: | Fulstone - DF DH |
| HVPC Comment: | Support |
| Decision: | |

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|------------------------------|---|
| HVPC Reference: | 2223/06/13 |
| Application No: | 2022/62/93159/W |
| Proposed Development: | Erection of single storey rear extension and removal of front storeroom door and replace with window |
| Location: | 14, Meadowcroft, Honley, Holmfirth, HD9 6GJ |
| OS Map Ref: | SE 413179.8915411754.2156 |
| Link: | http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2022/93159 |
| Ward/Councillors: | Honley West - SE CG |
| HVPC Comment: | No observation. Defer to Kirklees Officers. Plans were poor. |
| Decision: | |

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|------------------------------|---|
| HVPC Reference: | 2223/06/14 |
| Application No: | 2022/62/92340/W |
| Proposed Development: | Erection of first floor extension |
| Location: | 9, Ryefields, Scholes, Holmfirth, HD9 1XF |
| OS Map Ref: | SE 415775.4708407818.5667 |
| Link: | http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2022/92340 |
| Ward/Councillors: | Scholes - MBI RPD |
| HVPC Comment: | Support subject to no overlooking. |
| Decision: | |

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|------------------------------|---|
| HVPC Reference: | 2223/06/15 |
| Application No: | 2022/65/93293/W |
| Proposed Development: | Listed Building consent for replacement of windows and doors to front elevation [within a Conservation Area] |
| Location: | 21, South Street, Wooldale, Holmfirth, HD9 1QH |
| OS Map Ref: | SE 415244.7804408747.0069 |
| Link: | http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2022/93293 |
| Ward/Councillors: | Wooldale - JB PD DG |
| HVPC Comment: | Support |
| Decision: | |

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|------------------------------|---|
| HVPC Reference: | 2223/06/16 |
| Application No: | 2022/44/93271/W |
| Proposed Development: | Discharge conditions 3 (external materials), 4 (roofing materials), 6 (roof fascia), 7 (landscape), 11 (waste collection), 15 (sustainability and energy) on previous permission 2021/93813 for demolition of existing funeral home and erection of new dwelling (class C3) with associated landscaping and decked terrace to rear (within a Conservation Area) |
| Location: | Edgeworth, Main Gate, Hepworth, Holmfirth, HD9 1TJ |
| OS Map Ref: | SE 416412.7393406634.5481 |
| Link: | http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2022/93271 |
| Ward/Councillors: | Hepworth - TD |
| HVPC Comment: | No observation. Defer to Kirklees Conservation Officers. |
| Decision: | |

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|------------------------------|---|
| HVPC Reference: | 2223/06/17 |
| Application No: | 2022/62/93051/W |
| Proposed Development: | Erection of infill extension, demolition of existing garage with replacement store, rear balcony and external alterations |
| Location: | Millside Bank, 29, Modd Lane, Holmfirth, HD9 2JZ |
| OS Map Ref: | SE 413489.1077407867.2879 |
| Link: | http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2022/93051 |
| Ward/Councillors: | Upperthong - DC AW |
| HVPC Comment: | Whilst the Parish Council supports the enhancement of the house, it has concerns regarding the relative loss of parking given the increase in the size of the house. |
| Decision: | |

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|------------------------------|---|
| HVPC Reference: | 2223/06/18 |
| Application No: | 2022/62/93332/W |
| Proposed Development: | Part conversion of existing double garage to living accommodation and infill to entrance canopy |
| Location: | 20, Mullion Avenue, Honley, Holmfirth, HD9 6GN |
| OS Map Ref: | SE 413181.5174411817.6662 |
| Link: | http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2022/93332 |
| Ward/Councillors: | Honley West - SE CG |
| HVPC Comment: | Support providing there is sufficient parking. |
| Decision: | |

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|------------------------------|---|
| HVPC Reference: | 2223/06/19 |
| Application No: | 2022/62/93294/W |
| Proposed Development: | Erection of rear dormer |
| Location: | 31, Ryefields, Scholes, Holmfirth, HD9 1XF |
| OS Map Ref: | SE 415766.3517407774.4977 |
| Link: | http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2022/93294 |
| Ward/Councillors: | Scholes - MBI RPD |
| HVPC Comment: | Support provided there is no overlooking. |
| Decision: | |

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|------------------------------|---|
| HVPC Reference: | 2223/06/20 |
| Application No: | 2022/62/93184/W |
| Proposed Development: | Erection of single storey side extension |
| Location: | 43, The Cutting, Brockholes, Holmfirth, HD9 7HL |
| OS Map Ref: | SE 415496.4808410500.0018 |
| Link: | http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2022/93184 |
| Ward/Councillors: | Brockholes - MP |
| HVPC Comment: | Oppose on the basis of over-intensification as the development is too close to the boundary wall. |
| Decision: | |

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|------------------------------|---|
| HVPC Reference: | 2223/06/21 |
| Application No: | 2022/70/93392/W |
| Proposed Development: | Variation of condition 2. (plans) on previous permission number 2014/93492 for erection of 4 semi-detached dwellings and associated works |
| Location: | Land between, Old Turnpike and Woodhead Road, Honley, Holmfirth, HD9 6PD |
| OS Map Ref: | SE 414080.5053411917.4686 |
| Link: | http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2022/93392 |
| Ward/Councillors: | Honley Central and East - PC BL SS |
| HVPC Comment: | No observation. Defer to Kirklees Officers. |
| Decision: | |

| | |
|------------------------------|---|
| HVPC Reference: | 2223/06/22 |
| Application No: | 2022/70/92940/W |
| Proposed Development: | Variation of condition 1 (plans) on previous permission 2018/91579 for reserved matters application pursuant to outline application 2015/93824 for erection of 56 dwellings |
| Location: | Former Midlothian Garage, New Mill Road, Holmfirth, HD9 7LN |
| OS Map Ref: | SE 414820.6326409293.8241 |
| Link: | http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2022/92940 |
| Ward/Councillors: | Wooldale - JB PD DG |
| HVPC Comment: | Object on the basis that the original, planned mix of housing has been lost and with it the provision of affordable homes. |
| Decision: | |

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|------------------------------|---|
| HVPC Reference: | 2223/06/23 |
| Application No: | 2022/62/93128/W |
| Proposed Development: | Alterations to convert part of garage to extend living accommodation and erection of single storey rear extension to replace glazed conservatory |
| Location: | 2, Bayfield Close, Hade Edge, Holmfirth, HD9 2QX |
| OS Map Ref: | |
| Link: | https://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2022/93128 |
| Ward/Councillors: | Scholes - MBI RPD |
| HVPC Comment: | Object on the basis of insufficient parking provision. |
| Decision: | |

Holme Valley Parish Council

Planning applications lodged with Kirklees from **25 10 2022** to **29 11 2022** - **List 2223-07**. The following applications will be considered by Holme Valley Parish Council ahead of the Planning Committee meeting **05/12/2022**. Where appropriate, recommendations will be made to Kirklees Planning Services regarding whether or not they should be approved, but the final decisions will be taken by Kirklees Planning Services.

Local residents can email deputyclerk@holmevalleyparishcouncil.gov.uk to submit their views on applications or attend the meeting in person. Alternatively, you could join the meeting via Zoom. Email the Deputy Clerk for a link.

Full details regarding deadline dates for comments and how to submit a comment can be obtained from the Kirklees' website: www.kirklees.gov.uk/planning

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| | |
|------------------------------|---|
| HVPC Reference: | 2223/07/01 |
| Application No: | 2022/62/93393/W |
| Proposed Development: | Erection of detached dwelling (modified house type) |
| Location: | plot 1, land adj, 16, Marsh Gardens, Honley, Holmfirth, HD9 6AF |
| OS Map Ref: | SE 413972.3768411803.0144 |
| Link: | http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2022/93393 |
| Ward/Councillors: | Honley Central and East - PC SS |
| HVPC Comment: | |
| Decision: | |

| | |
|------------------------------|---|
| HVPC Reference: | 2223/07/02 |
| Application No: | 2022/62/93137/W |
| Proposed Development: | Installation of platform lift |
| Location: | Hollin Carr, Huddersfield Road, New Mill, Holmfirth, HD9 7JU |
| OS Map Ref: | SE 416404.7691408892.8116 |
| Link: | http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2022/93137 |
| Ward/Councillors: | Fulstone - DF DH |
| HVPC Comment: | |
| Decision: | |

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|------------------------------|---|
| HVPC Reference: | 2223/07/03 |
| Application No: | 2022/CL/93493/W |
| Proposed Development: | Certificate of lawfulness for proposed erection of front porch and rear in-fill extension |
| Location: | 27, Springwood Road, Thongsbridge, Holmfirth, HD9 7SJ |
| OS Map Ref: | SE 415382.7785409608.8567 |
| Link: | http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2022/93493 |
| Ward/Councillors: | Wooldale - JB PD DG |
| HVPC Comment: | |
| Decision: | |

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|------------------------------|---|
| HVPC Reference: | 2223/07/04 |
| Application No: | 2022/62/93425/W |
| Proposed Development: | Erection of single storey extension to side and dormers to front and rear |
| Location: | 26, Springwood Road, Thongsbridge, Holmfirth, HD9 7SJ |
| OS Map Ref: | SE 415439409604 |
| Link: | http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2022/93425 |
| Ward/Councillors: | Wooldale - JB PD DG |
| HVPC Comment: | |
| Decision: | |

| | |
|------------------------------|---|
| HVPC Reference: | 2223/07/05 |
| Application No: | 2022/62/93367/W |
| Proposed Development: | Erection of rear extension, demolition of garage and erection of new detached garage and external alterations |
| Location: | 16, New Road, Netherthong, Holmfirth, HD9 3XT |
| OS Map Ref: | SE 414286.7074409003.2769 |
| Link: | http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2022/93367 |
| Ward/Councillors: | Netherthong - JD JR |
| HVPC Comment: | |
| Decision: | |

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|------------------------------|---|
| HVPC Reference: | 2223/07/06 |
| Application No: | 2022/62/93539/W |
| Proposed Development: | Erection of two semi-detached dwellings with integral garages |
| Location: | 237, New Mill Road, Brockholes, Holmfirth, HD9 7AL |
| OS Map Ref: | |
| Link: | Planning application details Kirklees Council |
| Ward/Councillors: | Brockholes - MP |
| HVPC Comment: | |
| Decision: | |

| | |
|------------------------------|---|
| HVPC Reference: | 2223/07/07 |
| Application No: | 2022/62/93230/W |
| Proposed Development: | Deepen and extend windy ridge quarry, increase the number of HGV movements permitted, excavate a former landfill to recover recyclable materials (retrospective), temporarily store soils on part of the previously restored quarry area (retrospective), form a new access, restore the site by landfill operations to include the importation of inert waste and recycle imported construction, demolition and excavation wastes. |
| Location: | Windy Ridge Quarry, Cartworth Moor Road, Cartworth Moor, Holmfirth, HD9 2RL |
| OS Map Ref: | SE 413096.66406230.2133 |
| Link: | http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2022/93230 |
| Ward/Councillors: | Upper Holme Valley - KB TB |
| HVPC Comment: | |
| Decision: | |

| | |
|------------------------------|---|
| HVPC Reference: | 2223/07/08 |
| Application No: | 2022/62/93510/W |
| Proposed Development: | Erection of detached dwelling with intergral garage |
| Location: | Shiraz, 142, Upperthong Lane, Upperthong, Holmfirth, HD9 3UZ |
| OS Map Ref: | SE 413017.6702408396.7444 |
| Link: | http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2022/93510 |
| Ward/Councillors: | Upperthong - DC AW |
| HVPC Comment: | |
| Decision: | |

| | |
|------------------------------|---|
| HVPC Reference: | 2223/07/09 |
| Application No: | 2022/62/93137/W |
| Proposed Development: | Installation of platform lift |
| Location: | Hollin Carr, Huddersfield Road, New Mill, Holmfirth, HD9 7JU |
| OS Map Ref: | SE 416404.7691408892.8116 |
| Link: | http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2022/93137 |
| Ward/Councillors: | Fulstone - DF DH |
| HVPC Comment: | |
| Decision: | |

| | |
|------------------------------|---|
| HVPC Reference: | 2223/07/10 |
| Application No: | 2022/62/93591/W |
| Proposed Development: | Erection of single storey side and rear extensions and two storey rear extension |
| Location: | Town End Farm, 17, Flush House Lane, Holmbridge, Holmfirth, HD9 2QY |
| OS Map Ref: | SE 411353.34407423.385 |
| Link: | http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2022/93591 |
| Ward/Councillors: | Upper Holme Valley - KB TB |
| HVPC Comment: | |
| Decision: | |

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|------------------------------|---|
| HVPC Reference: | 2223/07/11 |
| Application No: | 2022/62/93487/W |
| Proposed Development: | Formation of all weather horse arena and horsewalk to link to existing stables |
| Location: | Lower Wickens Farm, Wickins Lane, Holmfirth, HD9 3RB |
| OS Map Ref: | SE 412673.0304408706.1919 |
| Link: | http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2022/93487 |
| Ward/Councillors: | Upperthong - DC AW |
| HVPC Comment: | |
| Decision: | |

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|------------------------------|---|
| HVPC Reference: | 2223/07/12 |
| Application No: | 2022/62/93539/W |
| Proposed Development: | Erection of two semi-detached dwellings with integral garages |
| Location: | 237, New Mill Road, Brockholes, Holmfirth, HD9 7AL |
| OS Map Ref: | SE 414838.4848411450.8683 |
| Link: | http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2022/93539 |
| Ward/Councillors: | Brockholes - MP |
| HVPC Comment: | |
| Decision: | |

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|------------------------------|---|
| HVPC Reference: | 2223/07/13 |
| Application No: | 2022/62/93561/W |
| Proposed Development: | Change of use of ground floor and lower ground floor to a mixed-use hairdressers and beauty salon and associated training academy (sui generis) (within a Conservation Area) |
| Location: | 23, Victoria Street, Holmfirth, HD9 7DF |
| OS Map Ref: | SE 414175.7797408176.5414 |
| Link: | http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2022/93561 |
| Ward/Councillors: | Holmfirth Central - MBu RH |
| HVPC Comment: | |
| Decision: | |

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|------------------------------|---|
| HVPC Reference: | 2223/07/14 |
| Application No: | 2022/62/93692/W |
| Proposed Development: | Erection of detached dwelling and renovation of existing outbuilding |
| Location: | Green Mount, Cinder Hills Road, Holmfirth, HD9 1EE |
| OS Map Ref: | SE 414722407933 |
| Link: | http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2022/93692 |
| Ward/Councillors: | Holmfirth Central - MBu RH |
| HVPC Comment: | |
| Decision: | |

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|------------------------------|---|
| HVPC Reference: | 2223/07/15 |
| Application No: | 2022/62/93595/W |
| Proposed Development: | Demolition of existing outbuilding and rebuilding structure to form new garage |
| Location: | 8-10, Hagg Leys, Upper Hagg Road, Thongsbridge, Holmfirth, HD9 6NH |
| OS Map Ref: | SE 414778.2818410534.6614 |
| Link: | http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2022/93595 |
| Ward/Councillors: | Netherthong - JD JR |
| HVPC Comment: | |
| Decision: | |

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|------------------------------|---|
| HVPC Reference: | 2223/07/16 |
| Application No: | 2022/70/93625/W |
| Proposed Development: | Variation of condition 2. (plans) on previous permission no. 2018/93680 for Erection of single storey and two storey rear extensions with associated works (Within a Conservation Area) |
| Location: | Cherry Tree Cottage, 35-37, Town Gate, Upperthong, Holmfirth, HD9 3UX |
| OS Map Ref: | SE 412765.4569408400.4132 |
| Link: | http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2022/93625 |
| Ward/Councillors: | Upperthong - DC AW |
| HVPC Comment: | |
| Decision: | |

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|------------------------------|---|
| HVPC Reference: | 2223/07/17 |
| Application No: | 2022/HH/93752/W |
| Proposed Development: | The proposal is for erection of single storey rear extension. The extension projects 5.4m beyond the rear wall of the original dwellinghouse. The maximum height of the extension is 3.5m, the height of the eaves of the extension is 2.6m |
| Location: | 28, Laithe Avenue, Holmbridge, Holmfirth, HD9 2PJ |
| OS Map Ref: | SE 412370.9557406575.6503 |
| Link: | http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2022/93752 |
| Ward/Councillors: | Upper Holme Valley - KB TB |
| HVPC Comment: | |
| Decision: | |

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|------------------------------|---|
| HVPC Reference: | 2223/07/18 |
| Application No: | 2022/62/93702/W |
| Proposed Development: | Demolition of existing outbuilding/garage and erection of outbuilding/garage (within a Conservation Area) |
| Location: | Fold End, Town End Road, Wooldale, Holmfirth, HD9 1XT |
| OS Map Ref: | SE 415044.8494409108.0897 |
| Link: | http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2022/93702 |
| Ward/Councillors: | Wooldale - JB PD DG |
| HVPC Comment: | |
| Decision: | |

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|------------------------------|---|
| HVPC Reference: | 2223/07/19 |
| Application No: | 2022/62/93636/W |
| Proposed Development: | Change of use of garden room to use as beauty salon |
| Location: | 14, Spring Bank Croft, Holmfirth, HD9 2LW |
| OS Map Ref: | SE 412943.9205407944.0956 |
| Link: | http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2022/93636 |
| Ward/Councillors: | Upperthong - DC AW |
| HVPC Comment: | |
| Decision: | |

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|------------------------------|---|
| HVPC Reference: | 2223/07/20 |
| Application No: | 2022/61/93657/W |
| Proposed Development: | Reserved matters application pursuant to outline permission 2021/93228 for erection of one detached dwelling |
| Location: | adj, 27, Town End Road, Wooldale, Holmfirth, HD9 1AH |
| OS Map Ref: | SE 414811.4408981.2033 |
| Link: | http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2022/93657 |
| Ward/Councillors: | Wooldale - JB PD DG |
| HVPC Comment: | |
| Decision: | |

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|------------------------------|---|
| HVPC Reference: | 2223/07/21 |
| Application No: | 2022/62/93713/W |
| Proposed Development: | Erection of two dwellings (modified house types) |
| Location: | 106, Greenfield Road, Holmfirth, HD9 2LP |
| OS Map Ref: | SE 413335407932 |
| Link: | http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2022/93713 |
| Ward/Councillors: | Upperthong - DC AW |
| HVPC Comment: | |
| Decision: | |

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|------------------------------|---|
| HVPC Reference: | 2223/07/22 |
| Application No: | 2022/62/93540/W |
| Proposed Development: | Siting of temporary building to provide changing rooms for sports teams with associated seating, toilet and kitchenette |
| Location: | Skate Park, Jagger Lane Recreation Ground, Jagger Lane, Honley, Holmfirth, HD9 6NS |
| OS Map Ref: | SE 413927.207411650.3971 |
| Link: | http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2022/93540 |
| Ward/Councillors: | Honley Central and East - PC SS |
| HVPC Comment: | |
| Decision: | |

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|------------------------------|---|
| HVPC Reference: | 2223/07/23 |
| Application No: | 2022/62/93765/W |
| Proposed Development: | Erection of agricultural building |
| Location: | adj, Quarry Lodge, West Gate, Cartworth Moor, Holmfirth, HD9 2SE |
| OS Map Ref: | SE 413561.929405932.4505 |
| Link: | http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2022/93765 |
| Ward/Councillors: | Upper Holme Valley - KB TB |
| HVPC Comment: | |
| Decision: | |

Kirklees Planning Decisions for the period 25/10/2022 - 29/11/2022

| No. | Location | Development | HVPC Comment | Kirklees Decision |
|-------|---|---|--|-------------------|
| 92949 | 84, Far Banks, Banks Road, Honley, Holmfirth, HD9 6NW | Certificate of lawfulness for proposed detached garden room and shed | <i>"No consultations are necessary"</i> | Granted |
| 92012 | Honley High School, Station Road, Honley, Holmfirth, HD9 6QJ | Demolition of existing link corridor, erection of accessible entrance and reception area, remodelling works to existing toilet block | Support | Granted |
| 92022 | 22, St Mary's Road, Netherthong, Holmfirth, HD9 3XR | Demolition of existing attached outbuilding and erection of 2 storey side extension, single storey rear extension and external alterations. | Support | Granted |
| 92238 | 35, Holme View Drive, Upperthong, Holmfirth, HD9 3HL | Erection of single storey rear extension and formation of extended raised terrace | Support | Granted |
| 91832 | 10, Shawfield Avenue, Holmfirth, HD9 2LZ | Erection of extensions and alterations to dormer bungalow with formation of raised patio to rear. | Support | Granted |
| 92991 | 62, Meltham Road, Honley, Holmfirth, HD9 6HL | Erection of single storey rear extension and first floor side extension and alterations | Support | Granted |
| 91810 | 3, New Hagg Farm, Oldfield Road, Honley, Holmfirth, HD9 6RN | Listed Building Consent for internal and external alterations and installation of rooflights | No Observation. Defer to Kirklees Listed Building Officer. | Granted |
| 92152 | 151, West End, Netherthong, Holmfirth, HD9 3EJ | Demolition of conservatory and erection of single storey and first floor rear extensions over existing kitchen [within a Conservation Area] | Support | Granted |
| 91623 | 3, Lower Royd, Honley, Holmfirth, HD9 6LR | Erection of single storey extension to rear | Support | Granted |
| 92954 | Upper Binns Cottage, Binns Lane, Holmfirth, HD9 3BJ | Erection of single storey rear extension to lower ground floor, external alterations and extension to decking [within a Conservation Area] | Support | Granted |
| 91884 | Land Off, Oldfield Road, Oldfield, Honley, Holmfirth, HD9 6RL | Demolition of garage and erection of detached dwelling (within a Conservation Area) | Support subject to Conservation Officer approving. | Refused |

Kirklees Planning Decisions for the period 25/10/2022 - 29/11/2022

| No. | Location | Development | HVPC Comment | Kirklees Decision |
|-------|---|---|--|-------------------|
| 92929 | adj, 81, Town End Road, Wooldale, Holmfirth, HD9 1XT | Erection of two dwellings | Object on the basis of over-intensification. The Parish Council would expect more detail in a project of this size on sustainability and renewable energy generation as per the Holme Valley Neighbourhood Development Plan pp152-156 Policy 12. | Refused |
| 90446 | Long Ing Farm, Shaw Lane, Holmfirth, HD9 2PY | Increase in roof height to provide first floor accommodation | | Withdrawn |
| 92607 | 20A, Victoria Street, Holmfirth, HD9 7DE | Listed Building Consent for internal and external alterations and replacement of existing windows and external door (within a Conservation Area) | No comment, defer to Listed Buildings Officer. | Granted |
| 93509 | Butchers Arms, 38, Town Gate, Hepworth, Holmfirth, HD9 1TE | Alterations to extraction system (Within a Conservation Area) | No observation. Defer to Kirklees Officers. | Refused |
| 93510 | Butchers Arms, 38, Town Gate, Hepworth, Holmfirth, HD9 1TE | Listed Building Consent for alterations to extraction system (Within a Conservation Area) | No observation. Defer to Kirklees Officers. | Granted |
| 92402 | 41, Paris Road, Scholes, Holmfirth, HD9 1UA | Erection of two storey rear extension to create lower ground floor with rear balcony and external alterations | Support, but Members reported that the plans were difficult to follow. | Granted |
| 92757 | Laithe House, 5, Laithe Court, Holmbridge, Holmfirth, HD9 2HU | Erection of building to create dwelling forming annex accommodation associated with Laithe House, 5, Laithe Court, Holmbridge, Holmfirth, HD9 2HU and demoliton of existing outbuilding | Oppose on the grounds of over-intensification. | Granted. |
| 91812 | Wyngarth, 8, Town Head, Honley, Holmfirth, HD9 6BW | Erection of garden shed (within a Conservation Area) | Support | Refused |

Kirklees Planning Decisions for the period 25/10/2022 - 29/11/2022

| No. | Location | Development | HVPC Comment | Kirklees Decision |
|-------|--|--|---|-------------------|
| 92948 | 19A, Back Lane, Holmfirth, HD9 1HG | Replacement of existing conservatory with garden room extension and associated alterations [within a Conservation Area] | Support | Granted |
| 92763 | 81, Town End Road, Wooldale, Holmfirth, HD9 1XT | Erection of two storey side extension, single storey rear extensions and external alterations | Oppose on the basis of 1) over-intensification, 2) extension is not subservient to the existing house, 3) some heritage features from the existing building would be lost, and 4) parking. | Granted |
| 92679 | 114A, Church Street, Netherthong, Holmfirth, HD9 3EA | Erection of ground floor extension, installation of French doors, rooflights, replacement of existing side doors/front arched door and installation of solar panels [within a Conservation Area] | No comment. Defer to Conservation Area Officer. The Parish Council wants to commend the applicant for its commitment to use of solar panels. | Granted |
| 92355 | Bradshaw Road Stables, Bradshaw Road, Honley, Holmfirth, HD9 6RJ | Erection of enclosure of existing ménage | Support | Refused |
| 91788 | 6, Stanley Street, Holmbridge, Holmfirth, HD9 2PD | Erection of rear balcony and alterations to bedroom window to form bifold doors (within a Conservation Area) | Oppose the development because it is not in-keeping with the historical, heritage aspects of the Conservation Area. | Refused |
| 92099 | 72, Meltham Road, Honley, Holmfirth, HD9 6HL | Erection of two storey side and rear and single storey rear extensions | Support subject to sufficient parking provision | Refused |

Kirklees Planning Decisions for the period 25/10/2022 - 29/11/2022

| No. | Location | Development | HVPC Comment | Kirklees Decision |
|-------|--|--|--|-------------------|
| 93099 | 6, Sycamore Rise, Wooldale, Holmfirth, HD9 7TJ | Demolition of existing garage, erection of two storey side and single storey rear extensions, erection of open canopy porch and pitched roof to existing dormers | Support in principle though express concerns regarding the potential loss of parking and the front garden area. | Granted |
| 92635 | Tenter Hill, Tenterhill Road, Thongsbridge, Holmfirth, HD9 7LY | Demolition of existing conservatory and erection of single and two-storey extensions to existing dwelling and erection of extensions and alterations to outbuilding to create a residential annexe | Support | Granted |
| 92477 | 6, Arley Close, Netherthong, Holmfirth, HD9 3HD | Erection of single storey extension to side | Support | Granted |
| 93142 | The Lodge, 1, River Park, Honley, Holmfirth, HD9 6PS | Erection of detached garden workshop (within a Conservation Area) | Support in principle if windows more in-keeping with the Conservation Area – not uPVC. | Granted |
| 91856 | 3, Hill Top View, Hade Edge, Holmfirth, HD9 2DZ | Erection of single storey rear extension. | Support | Granted |
| 92206 | Land Off, Woodhead Road, Brockholes, Holmfirth | Erection of 137 homes with open space, landscaping and associated infrastructure | Oppose because of: 1) Over-intensification of the site. 2) The development is too isolated. There is a lack of basic connectivity to the village centre at Brockholes. There is no safe cycling and pedestrian access to local amenities, services and schools, with no pavement. The highway is too dangerous at Smithy Place Lane. Developers should be | Granted |

Kirklees Planning Decisions for the period 25/10/2022 - 29/11/2022

| No. | Location | Development | HVPC Comment | Kirklees Decision |
|-----|----------|-------------|---|-------------------|
| | | | <p>prioritising identifying and developing a safe route to the local school. 3) The application continues to be weak on renewables and sustainability. The developer's "fabric first" approach is inadequate. A sustainability statement is needed with more engagement on green energy strategies. A development of this size should as a fundamental part of its infrastructure be planning for extensive, renewable energy generation across the site. The applicant is again prompted to reflect on the guidance from the Holme Valley Neighbourhood Development Plan which states that: "Promoting Renewable Energy 1. In that part of the neighbourhood area where Kirklees Council is the local planning authority, proposals for individual and community scale</p> | |

Kirklees Planning Decisions for the period 25/10/2022 - 29/11/2022

| No. | Location | Development | HVPC Comment | Kirklees Decision |
|-----|----------|-------------|--|-------------------|
| | | | <p>energy from hydro-electric, solar photovoltaic panels, biomass, anaerobic air digestion and ground source heating will be supported where they can be achieved without conflicting with the NDP policies to protect and enhance the landscape and built character of the Valley. 2. New developments should develop opportunities to deliver on site heat networks using renewable energy sources.” Holme Valley Neighbourhood Development “Made” Plan, December 2021 p152 Policy 12: Promoting Sustainability The Parish Council does welcome the increase in the number of affordable properties, and the increased engagement of the applicant/developer with some aspects of the Holme Valley Neighbourhood Development Plan.</p> | |

Kirklees Planning Decisions for the period 25/10/2022 - 29/11/2022

| No. | Location | Development | HVPC Comment | Kirklees Decision |
|-------|--|---|--|-------------------|
| 93186 | 2, Marsh Road, Scholes, Holmfirth, HD9 1TA | Listed Building consent for replacement windows | | Granted |
| 92871 | 44, Upperthong Lane, Holmfirth, HD9 3BQ | Certificate of lawfulness for proposed outbuilding [within a Conservation Area] | | Withdrawn |
| 92568 | 22, Upper Meadows, Upperthong, Holmfirth, HD9 3HR | Demolition of existing conservatory, erection of two storey rear extension and increase in roof height | oppose on the basis that the extension is not subservient to the original property. | Granted |
| 92639 | Near Mount Farm, Intake Lane, Cumberworth, Huddersfield, HD8 8YE | Variation condition 2 (plans) on previous permission 2017/93791 for erection of extensions and alterations to convert one dwelling into two dwellings | No comment. Defer to Kirklees Officers. | Granted |
| 93104 | 31, Upper Bank End Road, Holmfirth, HD9 1EP | Variation condition 2 (plans) on previous permission 2021/90829 for erection of detached dwelling | Defer to Kirklees Officers, plans were unclear. | Granted |
| 93128 | 2, Bayfield Close, Hade Edge, Holmfirth, HD9 2QX | Alterations to convert part of garage to extend living accommodation and erection of single storey rear extension to replace glazed conservatory | Object on the basis of insufficient parking provisions. | Granted |
| 92570 | 106, Greenfield Road, Holmfirth, HD9 2LP | Variation of condition 1 (Plans) on previous permission 2019/90727 Reserved Matters application pursuant to outline permission 2015/94106 for erection of 8 dwellings and demolition of existing dwelling | | Withdrawn |

The Owner/Occupier

Dear Sir/Madam,

Proposed Traffic Regulation Order changes in Holmfirth town centre.

As a result of planning permission being granted for the Holmfirth town centre market area and the highway improvement scheme for Holmfirth town centre, several changes to the traffic regulations have been proposed. The changes include:

Speed limit restrictions.

- Speed Limit reduction from 30mph to 20mph for Dunford Road, from its junction with Towngate Road south-eastward for 15.0 meters.
- Speed Limit reduction from 30mph to 20mph for Towngate Road, from its junction with Dunford Road to the existing Bus Station.
- Speed Limit reduction from 30mph to 20mph for Victoria Street, from its junction with Huddersfield Road to its junction with Towngate Road.
- Speed Limit reduction from 30mph to 20mph for Hollowgate Road, from its junction with Huddersfield Road to its junction with Towngate.

Parking provisions and parking restrictions.**HUDDERSFIELD ROAD**

- The south-east side, existing no waiting Sun-Sun 8am-6pm (single yellow line) to be replaced by bus stop markings for 17m.
- The south-east side, existing no waiting Sun-Sun 8am-6pm (single yellow line) to be replaced by no waiting at any time (double yellow line) for 12.5m.
- The south-east side, existing no waiting Sun-Sun 8am-6pm (single yellow line) to be replaced by no waiting at any time (double yellow line) for 15m.
- The south-east side, existing no waiting Sun-Sun 8am-6pm (single yellow line) to be replaced by no waiting at any time (double yellow line) for 22m.
- The north-east side, existing no waiting 8am-6pm (single yellow line) to be replaced by short stay parking Monday to Saturday, 20 minutes maximum stay, no return within 40 minutes (single yellow line) for 21m.

VICTORIA STREET

- The south-west side, existing no waiting 8am-6pm (single yellow line) to be replaced by no waiting at any time (double yellow line), no loading Mon-Fri 7-10am to 4-7pm (single yellow blip) for 37m.
- The north-east side, existing no stopping 8pm-2pm except taxis to remain. Goods vehicles loading restrictions (single yellow line) to be added for 21.5m.
- The north-east side, existing no stopping 8pm-2am except taxis (single yellow line) to be replaced by disable parking for 9m.
- The north-east side, existing no waiting at any time (double yellow line) to be replaced by disable parking for 9m.
- The north-east side, existing no waiting at any time (double yellow line) to be replaced by zig-zag lines for 17m.

HOLLOWGATE ROAD

- The north-west side, existing no waiting Sun-Sun 8am – 6pm (single yellow line) to be replaced by no waiting at any time (double yellow line) for 15.5m.
- The north-west side, existing short stay parking to be replaced by no waiting at any time (double yellow line) for 15.5m.
- The north-west side, existing short stay parking to be replaced by no waiting at any time (double yellow line), no loading Mon-Fri 7am-10am to 4pm-7pm (single yellow blip) for 13m.
- The north-west side, existing no waiting Sun-Sun 8am-6pm (single yellow line) to be replaced by no waiting at any time (double yellow line), no loading Mon-Fri 7am-10am to 4pm-7pm (single yellow blip) for 35m.
- The south-west side, existing no waiting Sun-Sun 8am-6pm (single yellow line) to be replaced by no waiting at any time (double yellow line) for 22m.
- The south-west side, existing no waiting Sun-Sun 8am-6pm (single yellow line) to be replaced by no waiting at any time (double yellow line), no loading Mon-Fri 7am-10am to 4pm-7pm (single yellow blip) for 49m.
- The south-east side, existing no waiting Sun-Sun 8am-6pm (single yellow line) to be replaced by no waiting at any time (double yellow line), no loading Mon-Fri 7am-10am to 4pm-7pm (single yellow blip) for 7.5m.
- The south-east side, no stopping 8pm-2pm except taxis, stand for two taxis, short stay parking to be replaced by no waiting at any time (double yellow line), no loading Mon-Fri 7am-10am to 4pm-7pm (single yellow blip) for 7m.

DUNFORD ROAD

- The south-west side, existing no waiting Sun-Sun 8am-6pm (single yellow line) to be replaced by no waiting at any time (double yellow line) for 14m.

TOWNGATE ROAD

- The north-east side, existing no waiting restrictions changed from 8am - 6pm to 8pm - 2am for 23m.

Pedestrian crossing changes

VICTORIA STREET

- The existing Zebra crossing to be converted to a signal-controlled crossing.

TOWNGATE ROAD

- The existing Zebra crossing to be converted to a signal-controlled crossing.

Please review the proposed plan (HD-25-64051-TRO-01) that can be found at the links provided below:

www.yourvoice.westyorks-ca.gov.uk/holmfirth-update

www.kirklees.gov.uk/beta/transport-roads-and-parking/holmfirth-town-action-plan.aspx

We will soon be putting up legal notices on lamp posts in the area. If you would like to object to any of the proposals, please could you respond through the formal legal process. You will find details of how to do this on the legal notice when they are put up.

If you require any more information or wish to discuss things further, please do not hesitate to contact me (contact details provided at the end of this letter).

Yours sincerely,



Adam Jones BEng MSc
Principal Engineer
Highway Design, Commercial, Regulatory and Operational Service
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Telephone: 01484 221000
Email: thalis.vakalopoulos@kirklees.gov.uk



Holme Valley Parish Council

Planning applications lodged with the Peak District National Park Authority from 25 10 2022 to 29 11 2022 - List 2223-05PD. The following applications will be considered by Holme Valley Parish Council at the Planning Committee meeting **05/12/2022**. Where appropriate, recommendations will be made to the Peak District National Park Authority Planning Services regarding whether or not they should be supported, but the decisions will be taken by the Peak District National Park Authority Planning Services.

Local residents can email deputyclerk@holmevalleyparishcouncil.gov.uk to submit their views on applications or attend the meeting in person. Or contact the Deputy Clerk to attend via a Zoom link.

Full details regarding deadline dates for comments and how to submit a comment can be obtained from the PDNPA website: <http://www.peakdistrict.gov.uk/planning/have-your-say/comment-on-an-application>

| | |
|------------------------------|---|
| HVPC Reference: | 2223/05PD/01 |
| Application No: | NP/K/0421/0383 |
| Proposed Development: | Creation of vehicular access from Woodhead Road. Parking for one vehicle when required and new dry stone boundary wall. Removal of barb wire fencing and levelling of ground. |
| Location: | The Mistal Barn, 343 Woodhead Road, Holme |
| Link: | Planning Application details - NP/K/0421/0383 Peak District National Park Authority |
| Ward/Councillors: | Upper Holme Valley – KB TB |
| HVPC Comment: | |
| Decision: | |

**Peak District National Park Authority Planning Decisions
for the period 25/10/2022-29/11/2022**

| No. | Location | Development | HVPC Comment | PDNPA Decision |
|----------------|---|--|--|----------------|
| NP/K/0722/0990 | 1 The Village Holme Castle Woodhead Road Holme | Extension to south facade to create a lobby space for conference room. | Support | Granted |
| NP/K/0522/0649 | 46 The Village Woodhead Road Holme | Single store rear extension and erection of detached ancillary garden room structure to rear garden. | The Parish Council supports the extension but not the garden room. The latter is considered inappropriate development. | Granted |



Your ref:

Our ref: KH/3302822

Date: 28 November 2022

FIRST CLASS

Dear Sir/Madam

Town & Country Planning Act 1990

Appeal by:



Proposed Development:

Listed Building Consent - Removal of condition on holiday let to form dwelling and partial conversion of barn to integrate into dwelling at Adjacent 1 Meal Hill Farm, Meal Hill Road, Holme

Planning Application Reference: **NP/K/0921/0945**

PI Appeal Reference: **APP/M9496/W/ 22/3302822**

Appeal Start Date: **28 November 2022**

I am writing to let you know that an appeal has been made to the Secretary of State in respect of the above site.

The appeal follows the refusal of planning permission by this Authority. You can inspect a copy of the application, correspondence and decision letter on the Peak District National Park Authority website, following the link: <https://portal.peakdistrict.gov.uk/> and entering either the reference number, applicant name or address into the search box.

The appeal is to be decided on the basis of an exchange of written statements by the parties and a site visit by an Inspector.

If you have already made any comments following the original application for planning permission these are being forwarded to the Planning Inspectorate and copied to the Appellant and will be taken into account by the Inspector in deciding the appeal. Should you wish to make any comments at this stage, withdraw, modify or add to your earlier comments in any way, please write direct to Hazel Stanmore-Richards at the Planning Inspectorate, Eagle 3D,



Temple Quay House, 2 The Square, Temple Quay, BRISTOL, BS1 6PN or email north1@planninginspectorate.gov.uk quoting the PI appeal reference number above.

The Planning Inspectorate will not acknowledge your letter unless you specifically ask them to do so. They will, however, ensure that your letter is passed on to the Inspector dealing with the appeal.

Please ensure that 3 copies of any representations which you wish to make on this appeal are received by the Planning Inspectorate by 2 January 2022. Any representations received after this deadline will not normally be seen by the Inspector and will be returned.

The Planning Inspectorate has introduced an online appeals service which you can use to comment on this appeal. You can find the service through the Appeals area of the Planning Portal – see <https://acp.planninginspectorate.gov.uk>. The Inspectorate may publish details of your comments, on the internet (on the Appeals area of the Planning Portal). Your comments may include your name, address, email address or 'phone number. Please ensure that you only provide information, including personal information belonging to you that you are happy will be made available to others in this way. If you supply information belonging to a third party please ensure that you have their permission to do so. More detailed information about data protection and privacy matters is available on the Planning Portal.

When made, the decision will be published on the Planning Portal.

Yours faithfully

A handwritten signature in black ink that reads "Karen Harrison". The signature is written in a cursive, flowing style.

Karen Harrison
Democratic and Legal Support Officer



The Planning Inspectorate

Eagle 3D
Temple Quay House
2 The Square
Bristol
BS1 6PN

Direct Line: 0303 444 5551
Customer Services:
0303 444 5000

Email: North1@planninginspectorate.gov.uk
www.gov.uk/planning-inspectorate

Your Ref: NP/K/0921/0943

Our Ref: APP/M9496/W/22/3302822

Ms Karen Harrison
Peak District National Park Authority
Secretary & Solicitor
Aldern House
Baslow Rd
Bakewell
Derbyshire
DE45 1AE

28 November 2022

Dear Ms Harrison,

Town and Country Planning Act 1990
Appeal by Mr & Mrs Tony Fell
Site Address: Dwelling adj 1 Meal Hill Farm, Meal Hill Road, Holmfirth, HD9 2QQ

I have received appeal forms and documents for this site. I am the case officer. If you have any questions, please contact me. I have checked the papers and confirm that the appeal(s) is valid. If I later find out that this is not the case, I will write to you again.

The procedure and starting date

The appellant(s) has requested the Written representations procedure. In accordance with s319A of the Act we have applied the criteria and considered all representations received, including the appellant(s) preferred choice. We consider that the Written representations procedure is suitable and we intend to determine this appeal by this procedure.

The date of this letter is the starting date for the appeal(s). The timetable for the appeal(s) begins from this date.

Sending documents to us and looking at the appeal(s)

A timetable is set out below. No reminders will be sent, and any documents sent after the deadlines will normally be returned.

You can use the Internet to submit documents, to see information and to check the progress of cases through GOV.UK. The address of the search page is <https://www.gov.uk/appeal-planning-inspectorate>.

If emailing documents, please use the email address above. If posting documents (other than the Questionnaire) please send 2 copies of everything. Whichever method you use, please make sure that all documents/emails are clearly marked with the full reference number.

Guidance on communicating with us electronically can be found at: <https://www.gov.uk/government/publications/planning-appeals-procedural-guide>.

Timetable

The following documents must be sent within this timetable.

By 05 December 2022

You must notify any person who was notified or consulted about the application in accordance with the Act or a development order and any other interested persons who made representations to you about the application, that the appeal(s) has been made. You should tell them:-

- i) that any comments they made at application stage will be sent to me and the appellant(s) and will be considered by the Inspector (unless they withdraw them within the 5 week deadline). If they want to make any additional comments they must submit 3 copies within 5 weeks of the starting date, by 02 January 2023. If comments are submitted after the deadline, the Inspector will not normally look at them and they will be returned;
- ii) when and where the appeal documents will be available for inspection;
- iii) that the Planning Inspectorate will not acknowledge representations. We will, however, ensure that letters received by the deadline are passed on to the Inspector dealing with the appeal(s);
- iv) that they can get a copy of our booklet 'Guide to taking part in planning appeals proceeding by Written representations' either free of charge from you, or on GOV.UK <https://www.gov.uk/government/collections/taking-part-in-a-planning-listed-building-or-enforcement-appeal>; and
- v) that the decision will be published on GOV.UK.

You must send a copy of a completed appeal questionnaire and supporting documents, a copy of your notification letter and a list of those notified to the appellant(s) and me.

By 02 January 2023

Please send me your statement of case if the appeal questionnaire does not give full details of your case. Please include a list of any conditions or limitations you would agree to, if the appeal were to be allowed. I will send you and the appellant(s) a copy of any comments received from other interested persons or organisations and I will also send a copy of your statement to the appellant(s).

By 16 January 2023

The appellant(s) must send me any final comments they have on your statement. Both you and the appellant(s) may comment on any representations received from interested persons or organisations. No new evidence is allowed at this stage. I will send you a copy

of any final comments received from the appellant(s).

Site visit

We will arrange for one of our Inspectors to visit the appeal site. If it is decided that the Inspector should be accompanied by the main parties, we will send you details of these arrangements nearer the time. If, however, an unaccompanied or an 'access required' site visit can be made, you will not be informed in advance. Inspectors will not accept any documents or discuss the merits of the appeal(s) at the site visit.

Planning obligations - section 106 agreements

If you intend to submit a planning obligation, you must read the guidance provided on GOV.UK - <https://www.gov.uk/government/publications/planning-appeals-procedural-guide>. A certified copy must be submitted to me no later than 7 weeks from the date of this letter.

Withdrawing the appeal(s)

If you hear that the appeal(s) is to be withdrawn, please telephone me immediately. If I receive written confirmation of this from the appellant(s), I will write to you.

Costs

The appellant(s) has been directed to GOV.UK for further information regarding costs - <http://planningguidance.communities.gov.uk/blog/guidance/appeals/>. You should also be aware that costs may be awarded to either party.

Additionally, a Planning Inspector or the Secretary of State may on their own initiative make an award of costs, in full or in part, if they judge that a party has behaved unreasonably resulting in unnecessary appeal expense.

Further information

Further information about the appeals process can be accessed at GOV.UK - <https://www.gov.uk/government/publications/planning-appeals-procedural-guide>. I recommend that you read the relevant guidance.

Yours sincerely,

Hazel Stanmore-Richards

Hazel Stanmore-Richards

<https://www.gov.uk/government/publications/planning-inspectorate-privacy-notice>

Holme Valley Parish Council's response to Kirklees Council consultation on the *Affordable Housing and Housing Mix Supplementary Planning Document*

We are grateful for the opportunity to comment on the draft SPD.

There are several elements of the SPD which we welcome:

- The principle of *comply or justify*.
- The ambitious aim of requiring that, in developments of over 10 dwellings, 20% of total units should be affordable
- The requirement that affordable housing should be of high quality design, undistinguishable from all other units and that it should be integrated, ie dispersed throughout the development, rather than pushed to the edge
- The arrangement for homes built where development would not normally be allowed, eg in the green belt, to remain affordable in perpetuity.

We have, though, the following concerns:

- The document is mostly guidance, ie 'should' not 'must', rather than prescriptive.
 - There is considerable unmet demand for affordable housing in the Holme Valley. Even if the 20% target, for affordable homes on developments larger than 10 dwellings, were met it would do little to address the local demand for smaller, more affordable homes.
-

K



VALIDATION REQUIREMENTS FOR THE SUBMISSION OF PLANNING APPLICATIONS

Effective from Monday 6th February 2023

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1 THE SCOPE AND AIM OF THIS DOCUMENT

- 1.1 The aim of this document is to set out what information will be required to submit a valid planning application and to enable Kirklees Council, the Local Planning Authority (LPA), to provide an efficient and effective registration and validation service. It has been produced in accordance with guidance at Paragraph 44 of the National Planning Policy Framework (NPPF), which advises that Local Planning Authorities should publish a list of their information requirements for applications for planning permission. These requirements should be kept to the minimum needed to make decisions and should be reviewed at least every two years. It also confirms that local planning authorities should only request supporting information that is relevant, necessary and material to the application in question.
- 1.2 The document is intended to benefit all customers of the Local Planning Authority by:
- Increasing the awareness of the types of information required to ensure an application is validated
 - Promoting the use of pre-application discussions and advice, which will provide further guidance on validation requirements
 - Speeding up the registration process
 - Ensuring consistency in the approach taken by Kirklees Council
 - Increasing the use of electronic delivery
 - Minimising the need for additional information being requested during the planning process
 - Avoiding delays during the planning process
 - Enabling Kirklees Council to provide applicants with certainty as to the information required.

Information about the pre-application advice service Kirklees Council provide can be found at [Pre-Application Advice](#)

- 1.3 FAILURE TO PROVIDE THIS INFORMATION WITHIN THE RELEVANT TIMESCALES OR THE PROVISION OF INSUFFICIENT INFORMATION MAY RESULT IN DELAYS, NON-DETERMINATION OR REFUSAL OF YOUR APPLICATION.**

2 THE VALIDATION PROCESS

- 2.1 On average Kirklees Council's Validation Service takes 10 working days to validate and check a planning application when sufficient information has been provided.
- 2.2 Information required can be split into two categories:
- **National Requirements:** As required by [The Town and Country Planning \(Development Management Procedure\) \(England\) Order 2015](#) (DMPO) and the [Town and Country Planning \(Listed Building and Conservation Areas\) Regulations 1990](#) and
 - **Local Requirements** (set by the Local Planning Authority), which are also set out in this document.

- 2.3 The DMPO (2015) defines which category your planning application falls into e.g. major, minor or a householder application. Please refer to the glossary at [APPENDIX 1](#) for definitions.

3 MISSING INFORMATION

- 3.1 If information required by the national and local lists is not provided, a notification will be sent to the agent (or applicant if there is no agent) giving 7 days to submit the outstanding information. If this information is not provided within 7 days, a further notification will be sent giving an additional 3 days. Unless an extension to this time period is agreed, if information is still missing after that time, the application will be closed, a refund of the planning fee will be arranged and any submitted information will be disposed of. The information will not be returned, and the application will need to be resubmitted in full. As set out in Section 8.1 below, should the applicant disagree with the LPA requirements for a specific application, informal discussions between the applicant and Case Officer should initially take place in order to resolve issues.

4 INFORMATION REQUIRED AND HOW TO SUBMIT IT

- 4.1 This document sets out the validation requirements for all types of planning application. The information required for the processing of the following types of application are detailed separately and are also set out in statutory documents to which applicants should refer:
- Applications to modify or discharge a planning obligation
 - Application for approval of details reserved by condition (Discharge of condition)
 - Hedgerow Removal Notice application
 - Notification for Demolition
 - Permission in Principle (PiP) and Technical Details Consent (TDC)
 - Prior Notifications/Approvals
 - Application for removal or variation of a condition following grant of planning permission (S73 or S73a)
 - Non-material amendment (NMA) (S96)
 - Wind Energy applications
- 4.2 Applications can be submitted electronically via email, via the Planning Portal or by post. Most are submitted electronically via the [Planning Portal](#) or they can be emailed direct to planning.portal@kirklees.gov.uk Where the application is submitted electronically, no paper copies are required at submission. The council do accept application submissions on CD, DVD and Drop Box but unfortunately, it is unable to accept submissions in any other electronic format e.g. USB devices.
- 4.3 When submitting a hard copy application by post, one copy is required.
- 4.4 When submitting via the Planning Portal it is beneficial to upload any drawings with full and detailed titles and drawing numbers. This will help to speed up the processing of the application. Please note there is a charge for submitting most application types via the planning portal.

- 4.5 Checklists have been provided in [APPENDIX 2](#) to help ensure that all the relevant information has been provided in order to validate the application. Please submit a completed copy of the checklist with your application.

5 THE DEVELOPMENT PLAN AND PLANNING GUIDANCE

- 5.1 The Development Plan in Kirklees currently includes the Kirklees Local Plan and, in applicable areas, the Holme Valley Neighbourhood Development Plan¹. Details of further emerging Neighbourhood Plans can be found at: [Neighbourhood planning | Kirklees Council](#)
- 5.2 A range of Supplementary Planning Documents (SPD) have been adopted by the council². These apply a ‘comply or justify’ approach. If proposals are not in accordance with such guidance, it is beneficial to the decision making process if applicants submit such justification as part of the initial planning application submission.
- 5.3 References to the National Planning Policy Framework (NPPF) relate to the July 2021 Framework. Applicants will need to refer to the most up to date NPPF at the time of their application.

6 DATA PROTECTION AND PRIVACY

- 6.1 Where there is a need to submit information considered ‘personal data’ or ‘sensitive personal data’ under the General Data Protection Regulations (GDPR) this information should be submitted in a separate document without cross-referencing in documents that can be made public and it should be marked as confidential.
- 6.2 The definition of ‘personal data’ and ‘Sensitive Personal Data’ can be found on page 8 of the Information Commissioner’s Office (ICO) [Guide to the General Data Protection Regulation \(GDPR\)](#). It will include, for example, personal circumstances and health information.
- 6.3 You should also be aware that Kirklees Council is a data controller under the data protection legislation as we collect and process personal information about you in order to provide planning services and meet our statutory obligations. The council’s [privacy notice for Development Management](#) explains:
- Why the council ask for your personal information
 - How that information will be used
 - How you can access your records

¹ Kirklees Development Plan (www.kirklees.gov.uk/localplan)

² <https://www.kirklees.gov.uk/beta/planning-policy/adopted-supplementary-planning-documents.aspx>

7 PLANNING FEES

- 7.1 A fee calculator is available on the Planning Portal [website](#)
- 7.2 If submitting via the Planning Portal, applicants/agents can pay by credit or debit card online direct to the Planning Portal.
- 7.3 If submitting electronically to the council via email, a reply will be sent with the relevant planning reference number. The email will also set out how to pay the planning fee by credit card. It is also possible to pay by BACS quoting the reference number that has been issued. **Please note no cash or cheque payments are accepted.**
- 7.4 Applications can be submitted electronically to planning.portal@kirklees.gov.uk

8 DISPUTES

- 8.1 Should the applicant disagree with the LPA requirements for a specific application, informal discussions between the applicant and Case Officer should take place in order to resolve issues.
- 8.2 In the event that issues cannot be resolved and the applicant considers that the information requested does not meet the 'statutory tests', the applicant should send the LPA a notice under Article 12 of the Town and Country Planning (Development Management Procedure) (England) Order 2015. See also Section 62 (4A) of the Town and Country Planning Act and Article 11(3)(c) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.
- 8.3 The 'statutory tests' require that information should be:
 - Reasonable having regard, in particular, to the nature and scale of the proposed development and
 - About a matter which it is reasonable to think will be a material consideration in the determination of the application.
- 8.4 On receipt of the Notice, the LPA will respond with either a Validation Notice stating the information is no longer required or a Non-Validation Notice stating the information is still required to process the application.
- 8.5 The timescales for this process depend on the type of application as follows:
 - 16 weeks – applications subject to an Environmental Impact Assessment (EIA)
 - 13 weeks – applications for major development
 - 8 weeks – applications for all other development types
- 8.6 Further information can be found in the [Planning Practice Guidance: Making an Application](#)

9 NATIONAL REQUIREMENTS

This information is required for validation by [The Town and Country Planning \(Development Management Procedure\) \(England\) Order 2015](#) (DMPO), the [Town and Country Planning \(Listed Building and Conservation Areas\) Regulations 1990](#) and National Planning Policy Guidance.

Section A: List of National Requirements

- Table 1:
 - Application Form
 - Ownership Certificates
 - Planning Fee
 - Design and Access Statement
 - Outline Planning Applications where access is reserved: Indicative Access Details
 - Fire Statement
 - Wind Turbines Statement of Community Involvement

- Table 2:
 - Plans Required (as appropriate)

- Table 3:
 - Environmental Impact Assessment (EIA) / Environmental Statement (ES)
 - Flood Risk Assessment (FRA)
 - Flood Risk Sequential and Exception Test Evidence

Table 1 Section A: List of National Requirements

| TYPE OF INFORMATION | WHEN IT IS REQUIRED | WHAT INFORMATION IS REQUIRED | WHERE CAN I FIND FURTHER GUIDANCE? |
|--|---|--|--|
| Application form | ALL types of application | All sections of the application form must be answered. The declaration must be signed and dated. | Planning Portal https://www.planningportal.co.uk Download forms for electronic submission/printable versions: Planning application forms |
| Ownership Certificates | ALL types of application, except advertisement consent applications | Certificate A, B, C or D must be completed stating the ownership of the property. It is an offence, knowingly or recklessly, to complete a false or misleading certificate. | Link to ownership notices (Kirklees Council website) https://www.planningportal.co.uk/ |
| Planning Fee | ALL applications unless specific exemptions from payment apply ³ | The appropriate fee must be paid. | Planning Portal Fee Calculator |
| Design and Access Statement (DAS) | <p>i. All applications for major development, including applications for approval of reserved matters if the original outline permission did not have a statement submitted with it</p> <p>ii. Development within a Conservation Area (CA) for:</p> <p>a) One or more dwelling</p> <p>b) Building(s) where floorspace is 100m² or more</p> | <p>For all applications where a DAS is required, it must:</p> <p>(a) Explain the design principles and concepts that have been applied to the development</p> <p>(b) Demonstrate the steps taken to appraise the context of the development and how the design of the development takes that context into account, to include the particular characteristics of the application site and its wider setting</p> <p>(c) Explain the approach to access, and how policies relating to access in relevant local development documents have been taken into account</p> <p>(d) State what, if any, consultation has been undertaken on issues relating to access to the</p> | <p>Planning Portal guidance on a Design and Access Statement: https://www.planningportal.co.uk/faq/51/what-is-a-design-and-access-statement</p> <p>Planning Practice Guidance: https://www.gov.uk/guidance/making-an-application</p> |

³ The Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2012

| TYPE OF INFORMATION | WHEN IT IS REQUIRED | WHAT INFORMATION IS REQUIRED | WHERE CAN I FIND FURTHER GUIDANCE? |
|----------------------------------|--|--|---|
| | iii. Listed Building Consent applications. <u>Excluded:</u> Applications for engineering/mining/waste /change of use. | development and what account has been taken of the outcome of any such consultation (e) Explain how any specific issues which might affect access to the development have been addressed. | |
| Indicative Access Details | Outline planning applications where access is a Reserved Matter | The submission must provide details of the area or areas where access points to the development proposed will be situated. | Town and Country Planning (Development Management Procedure) Order (England) 2015 - Article 5(3) (DMPO) |
| Fire Statement | For applications involving 'relevant buildings' defined as: <ul style="list-style-type: none"> • Buildings that contain two or more dwellings (including flats) or educational accommodation <u>and</u> • Meet the height condition of 18m or more in height, or 7 or more storeys. Unless an exemption applies (please refer to the Fire safety and high rise residential buildings NPPG [June 2021] for specific guidance) | Fire statements must be submitted on a form published by the Secretary of State (or a form to similar effect) and contain the particulars specified or referred to in the form, which includes the following information (not an exhaustive list): <ol style="list-style-type: none"> i. The principles, concepts and approach relating to fire safety that have been applied to each building in the development ii. The site layout iii. Emergency vehicle access and water supplies for firefighting purposes iv. What, if any, consultation has been undertaken on issues relating to the fire safety of the development and what account has been taken of this v. How any policies relating to fire safety in relevant local development documents have been taken into account | Fire safety and high-rise residential buildings (from 1 August 2021) - GOV.UK (www.gov.uk) |

| TYPE OF INFORMATION | WHEN IT IS REQUIRED | WHAT INFORMATION IS REQUIRED | WHERE CAN I FIND FURTHER GUIDANCE? |
|--|--|---|--|
| <p>Wind Turbines Statement of Community Involvement</p> | <p>For applications involving 2 or more wind turbines or where the hub height of any turbine exceeds 15 metres in height. Exception: Section 73 applications</p> | <p>For this type of application, a person must carry out pre-application consultation with the community/affected persons/neighbours.</p> <p>In summary, a prospective applicant for planning permission must:</p> <ul style="list-style-type: none"> i. Publicise the proposal in such a way as the applicant reasonably considers is likely to bring it to the attention of a majority of the people who live at, or otherwise occupy, premises in the vicinity of the land ii. Set out how persons may contact them regarding the proposal. The applicant must give sufficient information about the proposed timetable to ensure that people wishing to comment on the proposed development may do so in good time iii. If they decide to go ahead with making an application for planning permission, have regard to any responses received when finalising the application to be submitted iv. When submitting their application explain how the local community has been consulted, what comments have been received, and how account has been taken of those comments. <p>These are minimum requirements. It is in the prospective applicant's interest to conduct pre-application consultation to an appropriate standard.</p> | <p>Section 61W of the 1990 Town and Country Planning Act DMPO Part 2, Paragraphs (3) and (4)</p> |

Table 2 Plans required (as appropriate)

| TYPE OF INFORMATION | WHEN IT IS REQUIRED | WHAT INFORMATION IS REQUIRED | WHERE CAN I FIND FURTHER GUIDANCE? |
|---------------------------------------|--|--|--|
| Location Plan | ALL applications (except applications for approval of details reserved by condition and Section 73 applications) | <p>A location plan must be provided as follows:</p> <ul style="list-style-type: none"> • Provided at a metric scale (preferably 1:1250 or 1:2500) and ideally scaled to fit onto A4 or A3 • Provided on an up-to-date map • Show the site area edged in red. This should include all land necessary to carry out the proposed development (e.g. land required for access to the site from a public highway, visibility splays, landscaping, car parking and open areas around buildings) • Plans should show at least two named roads (where relevant) and surrounding buildings. • The properties shown should be numbered or named to ensure that the exact location of the application site is clear • A blue line should be drawn around any other land owned by the applicant, close to or adjoining the application site • Indicate a north point | <p>Planning Portal guidance on where to buy a planning map: https://www.planningportal.co.uk/homepage/4/buy_a_planning_map</p> |
| Site Layout Plan or Block Plan | ALL applications | <p>A site layout or block plan must be provided as follows:</p> <ul style="list-style-type: none"> • Plans provided for both existing and proposed • Provided at a metric scale (1:200 or 1:500) and ideally scaled to fit onto A4 or A3 • Provided on an up-to-date map • Indicate a north point • Show the proposed development in relation to site boundaries, other existing buildings on the site, adjoining properties and the immediate area. This includes named roads and public rights of way (PROW) (if the PROW will influence or will be affected by the proposed development) • Show the position of trees | |

| TYPE OF INFORMATION | WHEN IT IS REQUIRED | WHAT INFORMATION IS REQUIRED | WHERE CAN I FIND FURTHER GUIDANCE? |
|---|--|---|------------------------------------|
| | | <ul style="list-style-type: none"> • Show changes in levels, boundary treatment, vehicular/pedestrian access and parking. • House names and road names should be labelled. • If the site area is edged in red this must match the location plan provided. • If connecting to existing drainage system, this should be indicated. • The proposed locations and sizes of refuse storage and collection areas. | |
| Existing and Proposed Elevations | ALL applications proposing new buildings or alterations to the exterior of an existing building | <ul style="list-style-type: none"> • Provided at a metric scale usually 1:50 or 1:100 • Must show all existing and proposed elevations including any blank elevations (unless visibility is completely obscured e.g. attached to another building) • Must match relevant existing/proposed floor plans • Be clearly labelled e.g. north, west etc. or north point indicated. The council will not accept descriptions such as front, back side etc. unless this is provided in addition to the direction • Where a proposed elevation adjoins/is in close proximity to another building, the relationship between the two should be shown. | |
| Existing and Proposed Floorplans | ALL applications proposing new buildings, extensions or change of use. | <ul style="list-style-type: none"> • Existing floor plans • Proposed floor plans | |
| Streetscene Plan | ALL applications that would result in a proposal that would increase the height of a building adjacent to an existing building or for the erection of new buildings. | To ensure that the council has sufficient information to understand what is proposed, the existing and proposed development should be shown. It should be annotated with the overall proposed building height (AOD) of the application site and neighbouring properties | |

| TYPE OF INFORMATION | WHEN IT IS REQUIRED | WHAT INFORMATION IS REQUIRED | WHERE CAN I FIND FURTHER GUIDANCE? |
|--|---|--|------------------------------------|
| Roof Plans | ALL applications involving the construction of new buildings and ALL householder applications for extensions to existing dwellings. | <ul style="list-style-type: none"> Plan should be provided at a metric scale usually 1:50 or 1:100 | |
| Existing and Proposed Site Levels | ALL applications involving new buildings or floor space and any application that involve groundworks and /or engineering operations e.g. access tracks, hard surfaced areas, re-grading of land where there are any changes in level across the site or a change to ground level and it would add to the understanding of the proposal. | <ul style="list-style-type: none"> This information can be shown on the existing and proposed site layout plan or block plan. Please include off site levels of land and buildings immediately adjoining the site where feasible. Include Finished Floor Levels (FFL) relative to a fixed and identifiable datum point (preferably Ordnance datum) which is identified on the plan. The datum point must not be taken from any structures which are to be demolished or can be moved. | |
| Existing and Proposed Sections | <ul style="list-style-type: none"> i. ALL MAJOR development ii. Any proposals where cut and fill operations are proposed iii. Proposals on sloping or uneven land or sites where immediately adjoining land is on a different level | <ul style="list-style-type: none"> Identify FFLs and ridge levels of buildings Identify existing and proposed site levels Show sections through the land and indicate clearly on the site plan where the sections have been taken Show existing and proposed development in relation to land/properties adjoining the site including street scene sections front and back. Provide a plan showing the points between which the cross section has been taken. | |
| Demolition plans (1:500) | Where demolition is proposed to part, the whole or a number of buildings on site. | <ul style="list-style-type: none"> Identify the buildings/part of building to be demolished (preferably identified in a different colour for clarity). | |

General requirements for plans

| TYPE OF INFORMATION | WHAT INFORMATION IS REQUIRED | WHERE CAN I FIND FURTHER GUIDANCE? |
|------------------------------|---|------------------------------------|
| Plans - General Requirements | <p>Where plans are submitted, they must meet the following requirements:</p> <ul style="list-style-type: none"> • Be drawn to an identified standard metric scale • Linear scale bar shown • Submitted in an A3 or A4 format or set to be printable in A3 or A4 format depending on the scale of the development • An acceptable quality that is clear and legible • Plans submitted electronically must be uploaded in the orientation and at the scale indicated on the plan • Named and titled in a logical manner, reflecting their content • Each plan numbered. If not, Kirklees Council will add numbers as necessary • State 'indicative' where appropriate surveys have not been completed e.g. street scenes or details not being agreed as part of the application • Where outline permission is sought, any indicative plans should be submitted on a separate plan to any plans to be approved. • Elevations labelled North, South etc. • 'Do not scale' should be removed and replaced with 'Do not scale for construction purposes' if necessary. • Provide a legible road name(s) where relevant. | See checklist in Appendix 2 |

Table 3 Other National Requirements determined through other legislation/guidance

| TYPE OF INFORMATION | WHEN IT IS REQUIRED | WHAT INFORMATION IS REQUIRED | WHERE CAN I FIND FURTHER GUIDANCE |
|---|--|--|--|
| Environmental Impact Assessment (EIA) / Environmental Statement (ES) | <p>All applications requiring an EIA as determined by the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (the '2017 Regulations')</p> <p>National Planning Practice Guidance (Environmental Impact Assessment)</p> | <p>The requirement for an EIA and content of an ES is subject to the following stages:</p> <ol style="list-style-type: none"> 1. Screening – determining whether a project falls within the remit of the 2017 Regulations 2. Scoping – determining the extent of issues to be considered in the assessment and reported in the ES following advice from the council (scoping opinion) 3. Preparing the ES – this must include at least the information reasonably required to assess the likely significant environmental effects of the development listed in regulation 18(3) and comply with regulation 18(4) of the 2017 Regulations. | <p>National Guidance on EIA (NPPG)</p> |
| Flood Risk Assessment (FRA) | <p>As defined within the NPPG:</p> <p>Most developments within a flood zone including:</p> <ul style="list-style-type: none"> • All developments of more than 1ha in Flood Zone 1 • All developments in flood zone 2 or 3, including minor development and change of use. • Less than 1 ha in flood zone 1, including a change of use in development type to a more vulnerable class (here they could be affected by sources of | <p>The objectives of a site-specific FRA are to establish:</p> <ul style="list-style-type: none"> • Whether a proposed development is likely to be affected by current or future flooding from any source • Whether the measures proposed to deal with these effects and risks are appropriate • The evidence for the LPA to apply (if necessary) the Sequential Test (see below) • Whether the development will be safe and pass the Exception Test (if applicable, see below). <p>It should follow the guidance on how to do a flood risk assessment within the Government's National Planning Practice Guidance. Where applicable, a site layout plan showing the extent of flood zones adds clarity for all parties.</p> | <p>Calder Catchment Strategic Flood Risk Assessment (SFRA)</p> <p>Guidance on Flood Risk Assessments</p> <p>National Planning Practice Guidance (NPPG)</p> |

| TYPE OF INFORMATION | WHEN IT IS REQUIRED | WHAT INFORMATION IS REQUIRED | WHERE CAN I FIND FURTHER GUIDANCE |
|--|---|---|--|
| | <p>flooding other than rivers, for example surface water drains, reservoirs)</p> <ul style="list-style-type: none"> On an area within flood zone 1 which has critical drainage problems as notified by the Environment Agency | <p>The Environment Agency's standing advice should be followed for:</p> <ul style="list-style-type: none"> A minor extension (household extensions or non-domestic extensions less than 250 square metres) in flood zone 2 or 3 'more vulnerable' in flood zone 2 (except for landfill or waste facility sites, caravan or camping sites) 'less vulnerable' in flood zone 2 (except for agriculture and forestry, waste treatment, mineral processing, and water and sewage treatment) 'water compatible' in flood zone 2 Involving a change of use into one of the vulnerable categories or into the water compatible category. | |
| <p>Flood Risk Sequential and Exception Test Evidence</p> <p>As defined by the NPPG: FRA: the sequential test for applicants</p> | <p><u>Sequential Test</u></p> <ol style="list-style-type: none"> All applications (except minor and changes of use) within flood zones 2, 3a, 3ai and 3b <u>unless</u> one has already been carried out for the same use as part of a site allocation in the Kirklees Local Plan. A change of use to caravan, camping chalet, mobile home or park home site require sequential test | <p><u>Sequential Test</u></p> <p>The aim of the sequential test is to steer new development to areas with the lowest risk of flooding. It should broadly include the following:</p> <ul style="list-style-type: none"> Information about your proposed site - the name and location of the site that is proposed for development and an explanation of why you chose that specific site. Information about alternative sites within an area to be agreed with the council, typically through a formal pre-application process. | <p>Calder Catchment Strategic Flood Risk Assessment (SFRA)</p> <p>See following links to NPPG for information about sequential tests and exception tests:</p> <p>Sequential and Exception Test Guidance</p> <p>Planning Practice Guidance: Flood Risk Assessment: the sequential test for applicants</p> <p><u>Following a successful Sequential Test, the information below should be considered:</u></p> |

| TYPE OF INFORMATION | WHEN IT IS REQUIRED | WHAT INFORMATION IS REQUIRED | WHERE CAN I FIND FURTHER GUIDANCE |
|---------------------|---|--|---|
| | <p><u>Exception Test</u> This is only applied following application of the Sequential Test for the following:</p> <ul style="list-style-type: none"> i. Highly vulnerable development in Flood Zone 2 ii. Essential infrastructure and more vulnerable development in Flood Zone 3a iii. Essential infrastructure in Flood Zone 3b | <p><u>Exception Test</u> The exception test shows how flood risk on the proposed site will be managed.</p> <p>It needs to show that the sustainability benefits of the development to the community outweigh the flood risk.</p> <p>It also needs to demonstrate that the development will be safe for its lifetime taking into account the vulnerability of its users and that it won't increase flood risk elsewhere. It should refer to your flood risk assessment and the council's strategic flood risk assessment.</p> | <ul style="list-style-type: none"> • NPPF Annex 3 – Flood risk vulnerability classification • NPPG Table 3 – Flood risk vulnerability and flood zone 'compatibility' <p>As well as the planning applications process, some works may also require an Environmental Permit from the Environment Agency</p> |

10 LOCAL LIST REQUIREMENTS

The Local Planning Authority (LPA) will only require information considered to:

- Be reasonable having regard to the nature and scale of the development; and
- Relate to matters that it is reasonable to think will be a material consideration in the determination of the application.

THE LIST MAKES REFERENCE TO POLICIES WITHIN THE KIRKLEES LOCAL PLAN (FEBRUARY 2019) (KLP) AS WELL AS RELEVANT SUPPLEMENTARY PLANNING DOCUMENTS AND CABINET ADOPTED GUIDANCE. IN THE APPLICABLE AREA, APPLICANTS SHOULD ALSO REFER TO THE HOLME VALLEY NEIGHBOURHOOD DEVELOPMENT PLAN AS WELL AS OTHER NEIGHBOURHOOD DEVELOPMENT PLANS WHICH ARE MADE (BROUGHT INTO FORCE).

Section A: List of Local information Requirements (alphabetical order)

- Table 4:
 - Affordable Housing Provision
 - Affordable Housing Financial Viability Assessment
 - Agricultural/Forestry (Rural) Workers Dwelling Justification Statement
 - Agricultural/Forestry Building Justification Statement
 - Air Quality Impact Assessment
 - Biodiversity Net Gain
 - Climate Change Statement
 - Coal Mining Risk Assessment
 - Community Facilities and Services: Evidence/Statement to justify loss
 - Crime Prevention Statement
 - Drainage details
 - Drainage Strategy (Surface Water)
 - Ecological Surveys and Reports
 - Foul Drainage Assessment
 - Habitat Regulations Assessment – Info to support screening and/or Appropriate Assessment
 - Health Impact Assessment
 - Heritage Statement or Heritage Impact Assessment
 - Land Contamination Assessment
 - Landfill Statement
 - Lighting Assessment
 - Main Town Centre Uses – Sequential Test
 - Main Town Centre Uses – Impact Assessment
 - Noise Impact Assessment

- Open Space/Sport and Recreation Building and Land Assessment
- Planning Statement and Summary of Application
- Priority Employment Areas: Statement to support loss to a non-employment use
- Schedule of Residential Accommodation
- Site Waste Management Plan
- Statement of Community Involvement
- Structural Survey
- Sunlight / Daylight Assessments
- Transport Assessment/Transport Statement
- Travel Plan
- Tree (Arboricultural) survey and reports in accordance with BS 5837
- Ventilation/Extraction Details
- Viability Appraisal
- Water Bodies Assessment
- Wind Microclimate Assessment

Table 4 Section A: List of Local information Requirements

| INFORMATION REQUIRED | WHEN IT IS REQUIRED | POLICY DRIVERS | WHAT INFORMATION IS REQUIRED | WHERE CAN I FIND FURTHER GUIDANCE |
|--|--|--|--|--|
| Affordable Housing Provision | ALL applications for more than 10 dwellings (and smaller developments where a masterplanned approach is applicable to multiple sites) | KLP Policy LP11 Interim Affordable Housing Policy 2020 | Information setting out the proposed quantity of affordable housing provision. At the full / reserved matters stage, a plan detailing the affordable housing provision to include the following: i. A layout plan to identify the location of the affordable housing units and tenure ii. A schedule setting out the tenure, number of bedrooms per house by plot number, house type, number of storeys and the Gross Internal Area ⁴ of each house/house type proposed. | Interim Affordable Housing Policy 2020 (Kirklees Council) Affordable Housing and Housing Mix SPD (emerging) Kirklees Local Plan Also see 'Schedule of residential accommodation' in this list relating to housing mix |
| Affordable Housing Financial Viability Assessment | ALL applications for more than 10 dwellings (and smaller developments where a masterplanned approach is applicable to multiple sites) where the scheme cannot meet KLP Policy LP11 | KLP Policy LP11 Kirklees Affordable Housing guidance NPPF Chapter 5 NPPG: Viability | A Viability Assessment would be required in the event that the proposed affordable housing provision is not policy compliant. | Interim Affordable Housing Policy 2020 (Kirklees Council) Affordable Housing and Housing Mix SPD (emerging) Kirklees Viability Guidance Note 2020 Guidance on the information required for a Viability Assessment. Kirklees Local Plan |

⁴ The Gross Internal Area of a dwelling is defined as the total floor space measured between the internal faces of perimeter walls that enclose the dwelling. This includes partitions, structural elements, cupboards, ducts, flights of stairs and voids above stairs.

| INFORMATION REQUIRED | WHEN IT IS REQUIRED | POLICY DRIVERS | WHAT INFORMATION IS REQUIRED | WHERE CAN I FIND FURTHER GUIDANCE |
|--|---|---|---|--|
| Agricultural/ Forestry (Rural) Workers Dwelling Justification Statement | Any application involving the creation of an Agricultural/ Forestry (Rural) Workers Dwelling in the Green Belt | KLP Policy LP55 NPPF Para 80 NPPG: Housing Needs for different groups – rural housing | A statement setting out the essential need for the proposal, having regard to guidance within the NPPG section ' <i>Rural Housing - How can the need for isolated homes in the countryside for essential rural workers be assessed?</i> ' | Kirklees Local Plan NPPG Housing Needs of Different Groups |
| Agricultural/ Forestry Building Justification Statement | All applications for new agricultural or forestry buildings in the Green Belt. | KLP Policy LP54 NPPF Section 13 | Evidence to demonstrate that the building is genuinely required in connection with an agricultural or forestry enterprise, including: <ul style="list-style-type: none"> ○ The type of agriculture carried on and the amount and type of any livestock ○ The overall size of the holding including its tenure ○ Floorspace and proposed content of the building ○ Whether any building on the holding has recently been sold or converted to another use. | Kirklees Local Plan |
| Air Quality Impact Assessment (AQIA) (including Monetary Damage Cost Assessments) | Development that is within or adjacent to an Air Quality Management Area (AQMA) Development of C1, C2, C3, C4 (residential) & F1 (learning and non-residential institution) within 20m | KLP Policy LP51 NPPF Section 15 Para 186 NPPG | An Air Quality Impact Assessment should demonstrate that the proposed development will not impact existing air quality or subject sensitive receptors to harmful concentrations of air pollutants. Where a development has been classified as 'major', in accordance with the West Yorkshire Low Emissions Strategy (WYLES) Planning Guidance Document, a monetary damage cost assessment must | Kirklees Local Plan Air Quality NPPG West Yorkshire Low Emissions Strategy 2016-2021 (Dec 2016) Air Quality and Emissions Technical Planning Guidance (West Yorkshire Low Emissions Group) (Nov 2014) |

| INFORMATION REQUIRED | WHEN IT IS REQUIRED | POLICY DRIVERS | WHAT INFORMATION IS REQUIRED | WHERE CAN I FIND FURTHER GUIDANCE |
|----------------------|---|----------------|---|--|
| | <p>of a road with 10,000 Annual Average Daily Traffic (AADT)</p> <p>Development defined as Major development in accordance with the West Yorkshire Low Emission Strategy (WYLES) Planning Guidance Document</p> <p>Industrial development where emissions could affect the surrounding neighbourhood</p> <p>Significant new car parking of 100 or more spaces outside an AQMA or 50 or more spaces inside an AQMA</p> <p>Biomass boilers or biomass fuelled plant</p> <p>Construction sites that would generate large HGV flows (>200 movements per day)</p> | | <p>be carried out, which should also include proposed mitigation measures. The monetary value of the mitigation measures should be reflective of predicted damage cost. Where this cannot be achieved, a section 106 agreement may be required for the council to deliver schemes to offset the damages from the development</p> <p>Assessments need to be proportionate to the nature and scale of the development proposed as defined in the WYLES Planning Guidance Document, taking into account existing air quality conditions.</p> | <p>Map Road traffic statistics - Road traffic statistics (dft.gov.uk)</p> |

| INFORMATION REQUIRED | WHEN IT IS REQUIRED | POLICY DRIVERS | WHAT INFORMATION IS REQUIRED | WHERE CAN I FIND FURTHER GUIDANCE |
|--|--|---|--|---|
| | over a period of a year or more | | | |
| Biodiversity Net Gain Statement | <p>All applications must demonstrate a biodiversity net gain where opportunities exist e.g. habitat boxes for householder applications and ecological design strategies for minor applications.</p> <p>For <u>minor</u> applications, this will be considered during the lifetime of an application therefore a BNG Statement is not required at validation stage.</p> <p>All <u>major</u> applications and sites located within the Kirklees Wildlife Habitat Network (excluding householder applications) will be required to demonstrate a net gain of 10% using a metric, as detailed in</p> | <p>KLP Policy LP30</p> <p>NPPF: Section 15 Paragraphs 179, 180 and 182</p> <p>NPPG: Natural Environment</p> <p>The Environment Act</p> <p>Circular 06/2005 – Biodiversity and Geological Conservation</p> | <p>Major applications and those over 0.5ha should include demonstration of a Biodiversity Net Gain of 10% based upon the biodiversity value calculated using the most up to date Biodiversity Metric developed by Natural England. These details can be provided as a separate document, as part of a Planning Statement or within an ecological report. The Biodiversity Net Gain element of the application should be prepared by a suitably experienced ecologist.</p> <p>All proposals should maximise opportunities to enhance and restore biodiversity particularly by adding to, or linking, features or habitats used by protected species/species of principal importance. This should be in addition to a BNG calculation for major applications and include measures such as the installation of bat and bird boxes, habitat piles and refuges or hibernaculum.</p> | <p>Kirklees Local Plan</p> <p>Natural England Biodiversity Metric guidance</p> <p>National Planning Guidance on the Natural Environment (NPPG)</p> <p>Kirklees Biodiversity Net Gain Technical Advice Note (2021)</p> |

| INFORMATION REQUIRED | WHEN IT IS REQUIRED | POLICY DRIVERS | WHAT INFORMATION IS REQUIRED | WHERE CAN I FIND FURTHER GUIDANCE |
|------------------------------------|--|--|---|---|
| | the Kirklees Biodiversity Net Gain Technical Advice Note (2021) . | | | |
| Climate Change Statement | <p>ALL applications (including householder applications)</p> <p>The amount of information in the statement should be proportionate to the scale of the proposal.</p> | <p>KLP Policies: LP23, LP26, LP27, LP28, LP30, LP31, LP33, LP35, LP42, LP43, LP47, LP51 and LP52</p> <p>NPPF Section 14 Para 153</p> | <p>The Climate Change Statement should respond to the council’s declaration of a Climate Change Emergency. It should demonstrate how the development contributes towards the transition to a low carbon economy.</p> <p>Detailed guidance is set out on the council’s website. The statement should at least include:</p> <ul style="list-style-type: none"> • How a layout has been designed to minimise the consumption of energy e.g. orientation, connection to sustainable forms of transport, use of renewable/low carbon energy sources. • How a building is designed to reduce energy consumption e.g. orientation, solar gain, insulation, renewable energy, waste minimisation, water management (including climate adaptation and resilience) and sustainable sourcing of materials. | <p>Kirklees Local Plan</p> <p>Kirklees Climate Emergency</p> <p>Climate Change: The Planning Response and Guidance Note for Developers (June 2021) and template</p> <p>WYCA Sustainable Drainage Guidance (SuDS) 2020</p> |
| Coal Mining Risk Assessment | All non-householder applications within the ‘Development High Risk Areas’ as defined by the Coal Authority, | <p>KLP Policy LP53</p> <p>NPPF Section 17</p> | Content of the Coal Mining Risk Assessment should be based on the guidance provided in National Planning Practice Guidance ‘ content of a coal mining risk assessment ’. | <p>Kirklees Local Plan</p> <p>See linked guidance documents for the Coal Risk Areas Map and exemptions.</p> |

| INFORMATION REQUIRED | WHEN IT IS REQUIRED | POLICY DRIVERS | WHAT INFORMATION IS REQUIRED | WHERE CAN I FIND FURTHER GUIDANCE |
|---|---|--|--|---|
| | unless on the 'exemption list' | NPPG: Land Stability/ Land Affected by Contamination | | |
| Community Facilities and Services: Evidence/ Statement to justify loss | All applications where the proposal involves the loss of land or premises presently or last in community use. This includes uses which are associated with statutory undertakers. These are bodies that have been given statutory powers in relation to functions that are of a 'public character'. For example, the Post Office, Civil Aviation Authority, utilities suppliers, sewerage. Note: Sport and Leisure facilities are dealt with under the KLP policy LP50 Sport and physical activity. | KLP Policy LP48 | A supporting statement to address at least one of the criteria (a) to (d) set out in Policy LP48 of the Kirklees Local Plan with reference to the appropriate paragraphs 17.17 to 17.20. | Kirklees Local Plan |
| Crime Prevention Statement | <ul style="list-style-type: none"> • All major applications • All external cash machines • All applications for new hotels, | KLP Policy LP24 NPPF Section 8 Paragraph 92b NPPF Section 12 | A demonstration that the development has been designed and would be built to minimise the risk of crime and maximise safety for the community. | Kirklees Local Plan NPPF Healthy and Safe Communities National Design Guide |

| INFORMATION REQUIRED | WHEN IT IS REQUIRED | POLICY DRIVERS | WHAT INFORMATION IS REQUIRED | WHERE CAN I FIND FURTHER GUIDANCE |
|----------------------|---|---|---|--|
| | <p>schools, health care facilities, community centres, places of worship and day nurseries over 150m²</p> <ul style="list-style-type: none"> • All applications for new or extensions to recreation or leisure facilities • All late night pubs/bars/nightclubs/takeaways/restaurants and areas of outdoor seating • Car parks where more than 50 parking spaces are created • Development involving the creation of critical significant infrastructure e.g. water, gas, electricity • Transport infrastructure e.g. tram/bus/coach/train stations | <p>Paragraph 130</p> <p>NPPG ‘Supporting Safe Communities’</p> <p>National Design Guide (Oct 2019) Section M3 – Parking – Paragraph 86.</p> <p>Section P2 – Public Spaces – Paragraphs 104 and 105.</p> <p>Section H1 – Homes & Buildings – Paragraphs 124, 128 and 131.</p> <p>Crime and Disorder Act 1998, Section 17</p> <p>NPPF Section 8</p> | <p>The LPA expects all proposals to follow the FIVE evidence based principles of Crime Prevention through Environmental Design (CPTED)1 & 2:</p> <ul style="list-style-type: none"> • Surveillance • Movement control • Management and maintenance • Defensible space • Physical security <p>Physical security measures to be implemented shall seek to achieve the ‘Secured by Design’ accreditation (as assessed by West Yorkshire Police) where appropriate in accordance with a range of planning considerations which will be considered during the assessment of the planning application.</p> <p>The Crime Prevention Statement could be a separate document or form part of the Design and Access Statement where applicable. The information will include the above five CPTED principles and set out the crime prevention measures proposed.</p> <p>In the interest of Crime Prevention, the Crime Prevention Statement should include details of the proposed provision of street lighting for un-adopted roads and ‘Private Drives’.</p> | <p>Crime Prevention through Environmental Design</p> <p>Secured by Design</p> <p>https://www.securedbydesign.com/images/PCPI_LIGHTING_GUIDE_web.pdf</p> |

| INFORMATION REQUIRED | WHEN IT IS REQUIRED | POLICY DRIVERS | WHAT INFORMATION IS REQUIRED | WHERE CAN I FIND FURTHER GUIDANCE |
|--|--|----------------------------------|---|---|
| Drainage details | For proposals not requiring a Drainage Strategy (such as applications for less than 5 dwellings), details of the proposed drainage solution are still required (excluding householder applications). Drainage details are however required for hard surfacing of domestic gardens where these require planning permission. | KLP Policies: LP27 / LP28 / LP34 | <p>Information to demonstrate compliance with Kirklees Local Plan policies LP28 (Drainage) and LP34 (Conserving and enhancing the water environment) including drainage solutions explored as part of the surface water hierarchy.</p> <p>For hard surfacing of an existing domestic garden, where planning permission is required, information will be required about the proposed surfacing materials and the drainage methods.</p> | <p>Kirklees Local Plan</p> <p>https://www.gov.uk/government/publications/permeable-surfacing-of-front-gardens-guidance</p> |
| Drainage Strategy (Surface Water) | <p>A Drainage Strategy is required for ALL major applications as well as:</p> <ul style="list-style-type: none"> • applications for 5 or more dwellings • commercial extensions of 500m² or greater • commercial new builds of 500m² or greater • all applications (excluding householders) in flood zones 2 or 3, | KLP Policies: LP27 / LP28 /LP34 | <p>The Drainage Strategy should set out how surface water will be dealt with, showing details on a plan. The details should be proportionate to the scale of the development. The details should include:</p> <ul style="list-style-type: none"> • Detailed site layout at an identified scale. • Topographical survey of the site. • Plans, drawings and specification of SuDS proposed. This should include details of hard construction, soft landscaping and planting. • Calculations of discharge and run-off rates, water storage capacity of the proposals, and demonstration that | <p>Kirklees Local Plan</p> <p>West Yorkshire Combined Authority Sustainable Urban Drainage Guide: https://www.westyorks-ca.gov.uk/media/5397/lcr-suds-guidance-final-february-2020-1.pdf</p> |

| INFORMATION REQUIRED | WHEN IT IS REQUIRED | POLICY DRIVERS | WHAT INFORMATION IS REQUIRED | WHERE CAN I FIND FURTHER GUIDANCE |
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| | <p>the 1 in 100 year surface water flood area or containing a watercourse or culvert.</p> | | <p>they meet the requirements of the site.</p> <ul style="list-style-type: none"> • Details of any offsite works required, together with necessary consents • Management and maintenance plan for all SuDS. • Geotechnical ground investigation reports to support infiltration/SUDS type schemes. • Flood routes maps with contour drawings. • Justification report to determine why other preferred options on the drainage hierarchy have been excluded. • Details of temporary drainage provision through the construction period. For sites near watercourses this should include setting out the approach to be used to prevent contamination reaching the watercourse. <p>Developers should seek opportunities for sustainable drainage systems within application sites, in preference to connections to watercourses or sewers, to reduce flood risk. These should be incorporated within the layout and form of the development.</p> | |

| INFORMATION REQUIRED | WHEN IT IS REQUIRED | POLICY DRIVERS | WHAT INFORMATION IS REQUIRED | WHERE CAN I FIND FURTHER GUIDANCE |
|--|---|---|---|---|
| <p>Ecological Surveys and Reports (in accordance with British Standard BS 42020:2013)</p> | <p>ALL APPLICATIONS AFFECTING A DESIGNATED SITE, PRIORITY HABITAT OR PROTECTED SPECIES including all proposals within, adjacent to, or likely to have an impact on a European site, Local Wildlife Site and/or the Kirklees Wildlife Habitat Network.</p> <p><u>Preliminary Ecological Appraisal</u> Householder applications where there may be impacts on designated sites, priority habitat, protected species or sites within or adjacent to Local Wildlife Sites and/or the Wildlife Habitat Network.</p> <p><u>Ecological Survey Report</u> Householder applications with a reasonable likelihood of affecting a single protected species (e.g.</p> | <p>KLP Policy LP30</p> <p>NPPF Section 15: Paras 179 and 182</p> <p>NPPG: Natural Environment</p> <p>The Conservation of Habitats and Species Regulations 2017 (as amended)</p> <p>Circular 06/2005</p> | <p><u>Householder:</u> Preliminary Ecological Appraisal or Ecological Survey Report for proposals with a reasonable likelihood of affecting protected species (e.g. Great Crested Newts, bats, birds, badgers).</p> <p>A Preliminary Ecological Appraisal is a baseline study to inform the likely significance of ecological impacts from the proposed development. It should be undertaken by a suitably qualified ecologist and it will help inform whether further ecological surveys are required to assess the ecological impacts. The importance of ecological features within the Preliminary Ecological Appraisal should be described on a geographic scale.</p> <p>An Ecological Survey is a survey for habitats and species. It should at least:</p> <ul style="list-style-type: none"> • Identify the presence of important habitats or species • Inform an evaluation of the nature conservation value of the site, to facilitate an assessment of the significance of the impacts of the development for biodiversity • Help identify opportunities to enhance the biodiversity of the site. | <p>Kirklees Local Plan</p> <p>Biodiversity Net Gain Technical Note June 2021</p> <p>Biodiversity in Planning Web-based planning tool, including a Wildlife Assessment Check that offers householders and small to medium scale developers a simple check to see whether a potential development requires ecological advice.</p> <p>Guidelines for Ecological Impact Assessment.pdf Prepared by the Chartered Institute of Ecology and Environmental Management (September 2018)</p> <p>National Planning Guidance on the Natural Environment (NPPG)</p> <p>Guidelines for Ecological Report Writing Produced by the Chartered Institute of Ecology and Environmental Management (2nd edition December 2017)</p> <p>West Yorkshire Joint Services guidance for developments - ecological validation</p> <p>Minimum Standards for Bat Surveys in West Yorkshire: https://www.wyjs.org.uk/media/1367/150</p> |

| INFORMATION REQUIRED | WHEN IT IS REQUIRED | POLICY DRIVERS | WHAT INFORMATION IS REQUIRED | WHERE CAN I FIND FURTHER GUIDANCE |
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| | <p>Great Crested Newts, bats, birds, badgers).</p> <p><u>Ecological Impact Assessment (EclA)</u> All other minor applications and all major applications.</p> <p>NB Many ecological assessments are seasonally constrained, as detailed within Appendix 5.</p> | | <p>Ecological Surveys usually remain valid for a period of two years.</p> <p><u>All other major and minor applications:</u> An EclA uses information from the Preliminary Ecological Appraisal and any other ecological surveys to quantify and evaluate the potential impacts of development-related or other proposed actions on habitats, species and ecosystems. The EclA should include a characterisation of the impacts to important ecological features and identify any significant ecological effects resulting from these impacts, which should be described using a geographic scale.</p> | <p>603-minimum-standards-for-bat-surveys-version-5-draft-lp.pdf</p> |
| <p>Foul Drainage Assessment</p> | <p>ALL applications which propose to incorporate a non-mains foul drainage system.</p> | <p>KLP Policy LP27</p> <p>NPPF Section 14 and Para 167</p> <p>NPPG: Water supply, wastewater and water quality</p> | <p>All new buildings need separate connections to foul and storm/surface water sewers. If an application proposes to connect a development to the existing drainage system then details of the existing system should be shown on a drawing(s). In most circumstances surface water is not permitted to be connected to the public foul sewers.</p> <p>Where connection to the mains sewer is not practical, the foul/non-mains drainage assessment (FDA) should demonstrate why the development cannot connect to the public mains sewer system and that the alternative means of</p> | <p>Kirklees Local Plan</p> <p>Foul drainage assessment form</p> <p>Water supply wastewater and water-quality guidance</p> <p>NPPG Guidance</p> <p>For further information see the Environment Agency’s publication: Guidance on the permeable surfacing of front gardens.</p> <p>As well as the planning applications process, details of Environment Agency</p> |

| INFORMATION REQUIRED | WHEN IT IS REQUIRED | POLICY DRIVERS | WHAT INFORMATION IS REQUIRED | WHERE CAN I FIND FURTHER GUIDANCE |
|---|--|---|--|--|
| | | | <p>disposal are satisfactory. As a minimum the Environment Agency’s FDA assessment form should be submitted.</p> <p>If the proposed development results in any changes/replacement to the existing system or the creation of a new system, plans of the new foul drainage arrangements will also need to be provided.</p> <p>If connection to any of the above requires crossing land that is not in the applicant’s ownership, other than on a public highway, then notice may need to be served on the owners of that land.</p> <p>An application should indicate how the development will treat foul water and any subsequent discharge of the treated effluent including the pipework from the treatment system and to the point of discharge (e.g. field soakaway or surface water body).</p> | <p>Environmental Permit requirements are set out here</p> |
| <p>Habitat Regulations Assessment Information to support screening and/or Appropriate Assessment</p> | <p>Any application within or adjacent to, or with the potential to impact any of the following European sites:</p> | <p>KLP Policy LP30</p> <p>The Conservation of Habitats and Species Regulations 2017</p> | <p>It is the responsibility of the LPA, as competent authority, to screen applications for ‘likely significant effects’ on any European site and to undertake an ‘appropriate assessment’ if likely significant effects are identified.</p> | <p>Kirklees Local Plan</p> <p>Appropriate Assessment: Guidance on the use of Habitat Regulations Assessment (NPPG Guidance)</p> <p>Habitat Regulations Assessments in West Yorkshire</p> |

| INFORMATION REQUIRED | WHEN IT IS REQUIRED | POLICY DRIVERS | WHAT INFORMATION IS REQUIRED | WHERE CAN I FIND FURTHER GUIDANCE |
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| | <ul style="list-style-type: none"> • Peak District Moors (South Pennine Moors Phase 1) Special Protection Area • South Pennine Moors Phase 2 Special Protection Area • South Pennine Moors Special Area of Conservation • Denby Grange Colliery Ponds Special Area of Conservation | | <p>The nature of the information needed to support this screening or assessment is determined by the LPA on a case-by-case basis. The screening process can be informed with reference to Natural England’s SSSI Impact Risk Zones, also available through the MAGIC interactive map, which indicates when Natural England should be consulted. Screening or appropriate assessment may be undertaken for proposals that do not otherwise exceed the triggers within the SSSI Impact Risk Zones tool where the LPA considers this necessary.</p> <p>Where there is concern, a request for pre-application advice should specifically seek clarification</p> | |
| <p>Health Impact Assessment (Rapid HIA)</p> | <p>Any MAJOR application comprising:</p> <p>(i) 50 dwellings and above.</p> <p>(ii) A floor space of over 1,000m²</p> <p>AND if the proposed development is in a ward which has been identified to have one or more of the five</p> | <p>KLP Policy LP47</p> <p>NPPF Section 8</p> <p>NPPG: Promoting healthy and safe communities</p> | <p>Health Impact Assessment (HIA) is a structured process that uses evidence, data and intelligence from a range of sources to assess the public health consequences of proposals.</p> <p>The aim of a HIA is to identify the potential health impacts of the proposal based on evidence. It is also to recommend measures to enhance positive impacts and mitigate adverse impacts.</p> | <p>Kirklees Local Plan</p> <p>Kirklees Council Rapid Health Impact Assessment (HIA) for Spatial Planning Guidance Note</p> |

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| | <p>public health indicators (higher than the Kirklees average), where the land use planning could have an influence (see Table 1): https://www.kirklees.gov.uk/beta/planning-policy/pdf/examination/background-papers/BP23_Local_Plan_Methodology_Statement_Part_2.pdf</p> <p>AND/OR</p> <p>The proposed development is in a ward within Kirklees that has been ranked one of the five most deprived by the Index of Multiple Deprivation (IMD) (see Table 2): https://www.kirklees.gov.uk/beta/planning-policy/pdf/examination/background-papers/BP23_Local_Plan_Methodology_Statement_Part_2.pdf</p> | | <p>HIAs promote sustainable developments that support the creation of strong, vibrant and healthy communities, by:</p> <ul style="list-style-type: none"> • Demonstrating that health impacts have been properly considered when preparing, evaluating and determining development proposals. • Ensuring developments contribute to the creation of a strong, healthy and just society. • Helping applicants to demonstrate that they have worked closely with those directly affected by their proposals to evolve designs that take account of the views of the community. • Identifying and highlighting any beneficial impacts on health and wellbeing of a particular development scheme. • Identifying and taking action to minimise any negative impacts on health and wellbeing of a particular development scheme. | |

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| Heritage Statement or Heritage Impact Assessment (as appropriate) | <p>ALL applications affecting a heritage asset including:</p> <ul style="list-style-type: none"> • Development within or affecting the setting of a Conservation Area (CA) • Listed Building Consent applications • Planning applications affecting a Listed Building or its curtilage or setting • Applications for relevant demolition in a CA • Applications affecting nationally and locally designated parks/gardens or their setting | <p>KLP Policy LP35</p> <p>NPPF: Chapter 16: Conserving and Enhancing the Historic Environment</p> | <p>For proposal affecting a Conservation Area or Listed Building, the content of a Statement/Assessment should meet the requirements of Paragraph 189 of the NPPF (2019) and demonstrate that the Heritage Asset has been assessed and understood using best practice methods. This must include an assessment of the significance of its archaeological, architectural, artistic or historic importance and the contribution of its setting to that significance, together with an assessment of the impact of the proposal on that significance.</p> <p>Refer to Appendix 3 for further information, including for applications related to or impacting on the setting of designated heritage assets, for applications for relevant demolition in a conservation area and for applications affecting non-designated heritage assets.</p> | <p>See accompanying Guidance Note on the council's website. https://www.kirklees.gov.uk/beta/trees-listing-and-conservation/heritage-statements.aspx</p> <p>West Yorkshire Historic Environment Record https://www.wyjs.org.uk/archaeology-advisory/ Email: wyher@wyjs.org.uk Telephone number: 0113 535 0157 Address: West Yorkshire Archaeology Advisory Service, Nephshaw Lane South, Morley, Leeds, LS27 7JQ</p> <p>Historic England Historic Environment Good Practice Advice in Planning</p> <p>Managing Significance in Decision-Taking in the Historic Environment https://historicengland.org.uk/images-books/publications/gpa2-managing-significance-in-decision-taking/</p> <p>The Setting of Heritage Assets https://historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/</p> |

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| | <ul style="list-style-type: none"> • Applications affecting non-designated heritage assets • Applications affecting a scheduled monument | | | |
| <p>Land Contamination Assessment</p> | <p>A Phase 1 Contaminated Land Report (and possibly also a Phase 2 report and Remediation Strategy) will be required before determining the application if the site is considered to be very likely to be highly contaminated and that satisfactory remediation may not be possible to prevent risks to sensitive end users, mainly on-site but could also include risks to receptors off-site from migrating contamination.</p> | <p>KLP Policy LP53</p> <p>NPPF Section 15 Paragraph 183</p> <p>NPPG</p> | <p>Contaminated land report should be completed by a suitable competent person.</p> <p>A Phase 1 Report needs to be relevant to the proposed development and should at least include:</p> <ul style="list-style-type: none"> • Historical research from available maps, plans, records, current activities on the site and those adjoining and any likely sources of contamination • Identification of potential receptors that could be affected • Determination of the site’s environmental setting i.e. location, geology, hydrogeology, proximity to open/closed landfill sites, etc • Site walkover to identify any local features that might not be picked up | <p>Kirklees Council Guidance for Development on Land affected by Contamination: https://www.kirklees.gov.uk/beta/planning-applications/pdf/development-land-contamination.pdf</p> <p>https://www.gov.uk/guidance/land-contamination-how-to-manage-the-risks</p> <p>BS10175:2011+A2:2017 “Investigation of potentially contaminated sites. Code of practice”</p> <p>Land Contamination Risk Management (LCRM): How to assess and manage the risks from land contamination. https://www.gov.uk/government/publications/land-contamination-risk-management-lcrm (October 2020)</p> |

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| | <p>This would be mainly for applications that would result in sensitive or vulnerable end users e.g. residential, schools, Nurseries, allotments, play areas, hospitals, including ground and surface waters being introduced to and/or affected by a location that is known or suspected to be contaminated to an extent that it could adversely affect the proposal and/or create new pollutant linkages. E.G. where the site:</p> <ul style="list-style-type: none"> • Has previous manufacturing or industrial activity • Chemical or fuel storage • Treatment or disposal of waste • Within 250 m of a former or current landfill site • Where it is suspected the land | | <p>on maps and to check for visual or olfactory evidence of contamination</p> <ul style="list-style-type: none"> • From the gathered information an initial conceptual model of the site to establish whether or not there are potentially unacceptable risks and recommendations on whether further investigation or action is necessary <p>A Phase 2 assessment will be guided by the Phase 1 report and will require physical on site investigation. If unacceptable risks are confirmed, the contaminated land will need to be remediated in accordance with an approved Remediation Strategy and the results validated and submitted as a Validation Report(s).</p> | |

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| | <p>may be contaminated due to its uses now or in the past.</p> | | | |
| Landfill Statement | <p>Where landfill forms part of the proposed development.</p> | <p>KLP Policy LP52 National Planning Policy for Waste NPPF Chapters 15 and 17 NPPG: Minerals, Waste and Land Stability</p> | <p>Applicants should provide sufficient information to enable the waste planning authority to fulfil its requirements under the Landfill (England and Wales) Regulations 2002. This information may be provided as part of an Environmental Statement.</p> | <p>Kirklees Local Plan Planning Practice Guidance on Waste</p> |
| Lighting Assessment | <p>ALL applications involving exterior lighting where it would be likely to materially affect local amenity, dark landscape, road safety or nature conservation.</p> <p>ALL applications for Sports pitches, car parks and major new buildings.</p> <p>Applications for advertisement consent where the adverts are to be</p> | <p>KLP Policy LP52 NPPF Section 15 para 185c</p> | <p>A Lighting Assessment to include the following:</p> <p>The proposed level of maintained average horizontal illuminance for the site with reference to guidance documents to demonstrate that the levels of illuminance are appropriate for the intended use.</p> <p>The predicted vertical illuminance that will be caused by lighting when measured at the windows of nearby properties to demonstrate that it will not be excessive.</p> <p>The specification of the luminaires, including their number and location, column height, the type and rating of the lamps, the design of lamp housing and</p> | <p>For issues specifically relating to the effect of lighting on bats see the Bat Conservation Trust guidelines ‘Bats and Lighting in the UK’</p> <p>An overview of issues relating to light pollution can be found in the Institution of Lighting Professional’s (I.L.P.) ‘Guidance Notes for the reduction of obtrusive light’ (GN01:2011) https://www.theilp.org.uk/documents/obtrusive-light/</p> <p>Further guidance, with a particular emphasis on floodlighting relating to sports development can be found in British Standard BS EN 12193: 2018 - Light and lighting - Sports lighting and Sport England’s Artificial Sports Lighting: Design</p> |

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| | illuminated, including Digital Advertisement Display Panels | | <p>proposals to minimise or eliminate glare from the use of the lighting installation, to include a light spill plan.</p> <p>The proposed hours of operation of the lighting</p> <p>For external Illuminated adverts:</p> <ul style="list-style-type: none"> • The type and location of any luminaires and information (manufacturer specification) to demonstrate that these will not cause glare at nearby light sensitive premises or to drivers on nearby highways and nearby pedestrians (the level of information should be proportionate to the scale of the proposals). • The dimensions of each advertisement that is to be illuminated • The level of luminance (in cd/m²) of the advertisement • The times of day when the illumination will be operated. <p>For digital advertisement display panels, how the luminance will differ for times of daylight and times of darkness.</p> | <p>Guidance Note (Nov 2012) and Outdoor Sports Lighting Briefing Note (2010). Two sources available to purchase are Society of Light and Lighting document LG04 Lighting Guide: Sports</p> <p>Other guidance for lighting of other areas can be found in BS 5489-1: 2020 Code of Practice for the Design of Road Lighting - Part 1: Lighting of Roads Public and Amenity Areas</p> <p>Further guidance regarding illuminated advertisements can be found in Professional Lighting Guide (PLG) 05 - The Brightness of Illuminated Advertisements by The Institution of Lighting Professionals (2014) at: https://theilp.org.uk/publication/plg05-the-brightness-of-illuminated-advertisements/</p> |

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| Main Town Centre Uses - Sequential Test⁵ | All proposals for main town centre uses, which are located outside of the defined centre boundaries, excluding offices and small scale proposals of 150m ² and under in Green Belt. | <p>KLP Policy LP13</p> <p>NPPF, Chapter 7 Ensuring the vitality of town centres paragraphs 86, 87, 88, 90 and 91</p> <p>NPPG, Town centres and retail</p> | <p>The sequential test guides main town centre uses towards town centre locations first. Then, if no town centre locations are available, to edge of centre locations, and, if neither town centre locations nor edge of centre locations are available, to out of centre locations (with preference for accessible sites which are well connected to the town centre).</p> <p>Paragraph 9.12 in the Local Plan provides guidance on the evidence that an applicant is expected to provide. This is in addition to the guidance set out at paragraph 011 of the NPPG.</p> | <p>National Planning Guidance on Town Centres and Retail (NPPG)</p> <p>Kirklees Local Plan</p> |
| Main Town Centre Uses - Impact Assessment | <p>All retail, leisure and office developments not located within a defined centre where:</p> <ul style="list-style-type: none"> • The floorspace is greater than 500m² gross or • The proposal is within 800 metres of the boundary of a Town Centre or District Centre and | <p>KLP Policy LP13</p> <p>NPPF, Chapter 7 Ensuring the vitality of town centres paragraphs 89 and 90</p> <p>NPPG, Town centres and retail</p> | <p>The purpose of the test is to consider the impact over time of certain out of centre and edge of centre proposals on town centre vitality/viability and investment.</p> <p>For guidance on its content, refer to paragraphs 014 to 018 of the NPPG.</p> <p>The scope and content of the impact assessment shall be agreed with the council and shall be reflective of the scale, role and function of the proposal.</p> | <p>National Planning Guidance on Town Centres and Retail (NPPG)</p> <p>Kirklees Local Plan</p> |

⁵ For the definition of a main town centre use please refer to Appendix 1: Definitions

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| | <p>is greater than 300m² gross or</p> <ul style="list-style-type: none"> The proposal is within 800 metres of the boundary of a Local Centre and is greater than 200 m² gross. | | | |
| <p>Noise Impact Assessment</p> | <p>ALL applications involving noise sensitive development (such as residential, hospitals and schools) adjacent to major roads or other transportation or industrial/commercial noise sources.</p> <p>Developments which contain noise sources, whether internally or externally, which may have an impact upon existing “noise sensitive” use</p> <p>Residential development in town centres.</p> | <p>KLP Policy LP52, NPPF 15 para 185a NPPG: Noise</p> | <p>The requirement for a noise assessment must be determined on a site by site basis taking account of the specifics of the proposals and the character of the area.</p> <p>The requirement for an assessment should be identified at pre-planning application stage at which time, where deemed necessary, the scope of the report and assessment of any impacts can be determined.</p> <p>All noise assessments should be carried out by a suitably competent person.</p> | <p>NPPG: Noise</p> <p>Noise Policy Statement for England (March 2010)</p> <p>British Standard BS4142</p> |

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| <p>Open Space/Sport and Recreation Building and Land Assessment</p> | <p>All applications seeking to develop open spaces including sports and recreational buildings and playing fields</p> <p>All applications which would result in the loss of Urban Green Space (as identified on the Kirklees Local Plan Policies Map)</p> <p>All applications for 11+ new dwellings</p> <p>All applications for residential where the cumulative total number of dwellings (including adjacent sites of residential use either existing or proposed) equates to 11+ dwellings</p> | <p>KLP Policies: LP5, LP24, LP32, LP50, LP61, LP63,</p> <p>NPPF paras 98-103, 119, 126-136, 153-174-182</p> <p>NPPG: Open space, sports and recreation facilities</p> | <p>The application should include a plan and/or table showing the following:</p> <ul style="list-style-type: none"> • Measured areas and identification of all greenspace typologies and landscape features including Amenity Greenspace, Parks and Recreation Grounds, Natural and Semi Natural Greenspace, Allotments, Children and Young People’s Provision (LAP, LEAP, NEAP, MUGA) and Outdoor Sports • Where the application relates to playing field land, please also check the Sport England policy and guidance on planning applications affecting playing fields checklist | <p>Kirklees Local Plan</p> <p>Open Space SPD (June 2021)</p> <p>Kirklees Open Space Study</p> <p>Kirklees Playing Pitch Strategy</p> <p>New playing fields planning guidance Sport England</p> |
| <p>Planning Statement</p> | <p>All MAJOR applications</p> | <p>All relevant policies and guidance</p> | <p>The Planning Statement should provide an overview of the proposal and a clear description of its key impacts.</p> <p>A summary (no more than 20 pages) is required only where the supporting information exceeds 100 pages.</p> | <p>Kirklees Local Plan</p> |

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| | | | <p>Planning Policy text does not need to be repeated verbatim in the Planning Statement</p> | |
| <p>Priority Employment Areas Statement to support loss to a non-employment use</p> | <p>Proposals involving the conversion or change of use of sites and premises in use, or last used, for employment within Priority Employment Areas (as identified on the Policies Map of the Kirklees Local Plan).</p> | <p>KLP Policy LP8 NPPF Chapter 6 Paragraphs 81 and 82</p> | <p>A statement that provides the following:</p> <ul style="list-style-type: none"> a) Demonstration that the site or premises are no longer capable of employment use b) The availability of business/industrial sites of equivalent quality in the area c) That the proposed use is compatible with neighbouring uses and where applicable, would not prejudice the continued use of neighbouring land for employment. d) It should also be demonstrated that the site has been marketed as a potential site for business and industry and why the building(s) do not fulfil the standards required by modern commercial uses. The period of marketing would need to be agreed by the council and will be reflective of the significance of the employment asset. | <p>Kirklees Local Plan</p> |

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| Schedule of residential accommodation | ALL applications for new residential development (including conversions and change of use) | KLP Policy LP11/ Policy LP24 | <p>A schedule setting out the tenure, number of bedrooms per house by plot number, house type, number of storeys and the Gross Internal Area⁶ of each house/house type proposed.</p> <p>This should also identify whether any of the dwellings fall within the definition of Custom and Self-Build.</p> | <p>Kirklees Local Plan</p> <p>Housebuilder Design Guide SPD (2021)</p> <p>https://www.gov.uk/guidance/self-build-and-custom-housebuilding</p> <p>Technical Housing Standards - Nationally Described Space Standard Statutory Guidance</p> <p>Also see 'Affordable Housing Provision' in this list</p> |
| Site Waste Management Plan | <p>Non-householder applications involving the demolition/ excavation of material from the site.</p> <p>Major residential and commercial applications involving the provision of refuse storage facilities.</p> <p>Other applications that will have an</p> | KLP Policies LP24 and LP43 | A plan or statement showing appropriate arrangements and/or space for the storage and collection of recycling and refuse. | <p>Kirklees Local Plan</p> <p>Waste Management Design Guide for New Developments (kirklees.gov.uk)</p> |

⁶ The Gross Internal Area of a dwelling is defined as the total floor space measured between the internal faces of perimeter walls that enclose the dwelling. This includes partitions, structural elements, cupboards, ducts, flights of stairs and voids above stairs.

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| | <p>impact on the generation of waste, for example conversion to flats, changes of use to bars, restaurants, takeaway food outlets.</p> | | | |
| <p>Statement of Community Involvement</p> | <p>MAJOR planning applications where community consultation has taken place prior to the submission of a planning application. This will usually be appropriate where:</p> <ul style="list-style-type: none"> • the proposals are likely to have a significant impact on the environment or on the local community; and/or • the development is likely to attract significant local interest | <p>Kirklees Development Management Charter 2015</p> | <p>A statement detailing pre-application consultation methods, a summary of responses and how these have been taken into consideration.</p> | <p>Kirklees Development Management Charter</p> |
| <p>Structural Survey</p> | <p>Applications for the conversion / re-use of buildings in the Green Belt to demonstrate that they are of</p> | <p>KLP Policies: LP35, LP36, LP44, LP46, LP53, LP60</p> | <p>The report should be prepared by a Chartered Structural Engineer with expertise in the type of work involved and should, amongst other things, justify the extent and nature of any proposed</p> | <p>Kirklees Local Plan</p> |

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| | <p>permanent and substantial construction</p> <p>Developments on land known or suspected to be potentially unstable</p> <p>Proposals for free standing retaining structures e.g. gabion baskets</p> <p>Proposals for the excavation of land that would affect site stability</p> <p>Applications for listed building consent and relevant demolition in a conservation area which involve structural alterations to building/structure.</p> | <p>National Planning Policy for Waste NPPF (Section 15 & 17)</p> <p>NPPG (Minerals, Waste & Land stability)</p> | <p>structural work and/or the need for demolition.</p> <p>In the case of applications for the conversion/re-use of buildings, it will need to demonstrate that they are structurally sound and capable of being developed without the need for substantial demolition and reconstruction.</p> | |
| Sunlight/Daylight Assessments | <p>When a proposed residential development, because of its proximity to either existing buildings or other proposed buildings</p> | <p>KLP Policy LP24</p> <p>NPPF: Sections 11 Para 125c</p> | <p>The assessment should be carried out in accordance with the British Research Establishment document Site Layout Planning for Daylight and Sunlight – A guide to Good Practice.</p> | <p>Kirklees Local Plan</p> <p>Kirklees Housebuilder Design Guide SPD (June 2021)</p> |

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| | <p>within the development, is likely to receive low levels of sunlight and/or daylight to habitable rooms or when the scale and form of a development is likely to result in significant shadowing impacts upon neighbouring properties or land.</p> | | <p>Daylight, vertical sky component, sunlight availability, average daylight factor and shadow studies should be undertaken and assessed against the criteria set out in the BRE document.</p> | |
| <p>Transport Assessment (TA) or Transport Statement (TS)</p> | <p>TA: ALL major development which would have significant transport implications.</p> <p>TS: Any Major development which would have less than significant transport implications.</p> | <p>KLP Policy LP21</p> <p>NPPF: Chapter 9 Para 113</p> <p>NPPG: Travel Plans, Transport Assessments and Statements</p> | <p>Transport Assessments/Statements are ways of assessing the potential transport impacts of developments (and they may propose mitigation measures to promote sustainable development).</p> <p>Refer to Government guidance (see right) on Travel Plans, Transport Assessments and Transport Statements for advice on their content.</p> <p>Consideration should be given to committed schemes, nearby allocations and cumulative impacts.</p> | <p>Kirklees Local Plan</p> <p>Kirklees Highways Design Guide SPD</p> <p>Government guidance on Travel Plans, Transport Assessments and Transport Statements</p> |
| <p>Travel Plan</p> | <p>Required for the following:</p> <p>i. All residential planning applications of 50+ dwellings, or the</p> | <p>LP20 – Sustainable Travel</p> <p>NPPF: Chapter 9 Para 113</p> <p>NPPG: Travel Plans, Transport</p> | <p>Travel Plans are long-term management strategies for integrating proposals for sustainable travel into the planning process. They are based on evidence of the anticipated transport impacts of development and set measures to promote and encourage sustainable</p> | <p>Kirklees Local Plan</p> <p>Government guidance on Travel Plans, Transport Assessment and Transport Statements</p> |

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| | <p>site area is over 0.5 hectares</p> <p>ii. Major non-residential applications where the floor space to be built is over 1,000m² or the site area is 1 hectare or above</p> <p>iii. Proposals that are likely to have significant amounts of transport movement on a case-by-case basis.</p> | <p>Assessments and Statements</p> <p>Highways Design Guide SPD</p> | <p>travel (such as promoting walking and cycling).</p> <p>Refer to Government guidance (see right) on Travel Plans, Transport Assessments and Transport Statements for advice on their content.</p> | |
| <p>Tree (Arboricultural) Survey</p> | <ul style="list-style-type: none"> Where there are trees, protected by either Tree Preservation Order or Conservation Area status, within the application site, or on land adjacent to it that could influence or be affected by the development. | <p>KLP Policies: LP24, LP33</p> <p>NPPF Chapter 15 Paragraphs 174. 179 and 180</p> <p>NPPG: Biodiversity, 'Trees and woodland'</p> | <p>Detailed application:</p> <ul style="list-style-type: none"> Tree Survey Arboricultural Impact Assessment, with tree constraints plan Arboricultural Method Statement, with tree protection plan Details of existing and proposed levels <p>Outline application:</p> <ul style="list-style-type: none"> Tree Survey Arboricultural Impact Assessment, with tree constraints plan | <p>Kirklees Local Plan</p> <p>Kirklees Council Guidance on Trees</p> |

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| | <ul style="list-style-type: none"> Any proposal involving development within 2m of the canopy spread of a tree (including street trees). | | <ul style="list-style-type: none"> Details of existing and proposed levels <p>Outline with some matters reserved:</p> <ul style="list-style-type: none"> As for Detailed above, where the reserved matters to be considered may affect trees <p>Where householder applications affect trees, it may be appropriate to provide a lesser level of information. This will be judged on a case by case basis. Clarification can be sought through the pre-application service.</p> | |
| Ventilation and/or Extraction Details | <p>For all applications for Use Class E(b) sale of food and drink for consumption of the premises and public houses, wine bars, or drinking establishments (sui-generic)</p> <p>For applications within Use Classes E(g) or other classes where ventilation extract systems are required.</p> | | <p>The information will need to clearly demonstrate that the proposed ventilation system will be sufficient to effectively control the likely odours that will come from the development so that they do not cause a loss of amenity and that the noise from operation of the equipment is also effectively controlled so that it does not cause a loss of amenity.</p> | <p>Kirklees Local Plan</p> <p>Guidance on the Assessment of Odour for Planning by Institute of Air Quality management (version 1.1 July 2018)</p> <p>Control of Odour and Noise from Commercial Kitchen Exhaust Systems by EMAQ 2018 (An update to the 2004 report prepared by NETCEN for the Department for Environment, Food and Rural Affairs).</p> |
| Viability Appraisal | All development proposals which would generate the | KLP Policies: LP4: Infrastructure | The council expect the viability assessment to follow the guidance on viability published in the NPPG, alongside | Kirklees Local Plan |

| INFORMATION REQUIRED | WHEN IT IS REQUIRED | POLICY DRIVERS | WHAT INFORMATION IS REQUIRED | WHERE CAN I FIND FURTHER GUIDANCE |
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| <p>Please Note: In accordance with the revised NPPF 2019 and accompanying guidance (2019), viability assessments will now be made publicly available other than in exceptional circumstances for reasons of commercial sensitivity. Even in these cases, an executive summary should still be made publicly available with the commercially sensitive information aggregated as part of total costs.</p> | <p>requirement for contributions (as set out in the policy drivers) to be secured through planning obligation where the applicant wishes to demonstrate that the proposed development will be unviable in a particular set(s) of circumstances</p> | <p>LP11: Affordable housing LP5: Master-planning LP19: Strategic transport infrastructure (para 10.59) LP23: Core walking and cycling route LP49: Educational and health care needs LP63: New open space.</p> <p>NPPF Paragraphs 58, 124, 195 and 197 (specific to heritage assets)</p> <p>NPPG Viability</p> | <p>the Framework and the council’s Viability Guidance Note.</p> <p>It must be prepared by a suitably qualified person, such as a RICS surveyor.</p> <p>A Viability Assessment in the event of a proposed provision that is not policy compliant is to be submitted in accordance with the guidance on viability published in the NPPG, alongside the Framework</p> | <p>Kirklees Viability Guidance Note (June 2020)</p> <p>NPPG: Viability</p> <p>Also see ‘Affordable Housing Financial Viability Assessment’ within this list</p> |
| <p>Water Bodies Assessment: Water Area affected by development (including Mill</p> | <p>Applications to develop sites containing a water body with capacity between 500 – 25,000m³</p> | <p>KLP Policies: LP29, LP27, LP34 NPPF Sections 14, 15 and 16</p> | <p>A statement to provide evidence that the scheme retains the area of water and includes an effective future management plan.</p> <p>Where relevant, evidence to demonstrate that the development will</p> | <p>Kirklees Local Plan</p> <p>Water Environment (Water Framework Directive) (England and Wales) Regulations 2017.</p> |

| INFORMATION REQUIRED | WHEN IT IS REQUIRED | POLICY DRIVERS | WHAT INFORMATION IS REQUIRED | WHERE CAN I FIND FURTHER GUIDANCE |
|--|---|---|---|--|
| <p>Ponds and private reservoirs)</p> | <p>Applications to develop sites with extant mill pond (whether on site or remote from site)</p> <p>Applications that may have an adverse impact on an existing private water supply</p> <p>Applications that are to be served by a new or existing private water supply.</p> | <p>NPPG Water Quality and Flood Risk</p> | <p>not have an adverse impact on an existing private drinking water supply or its collection ground.</p> <p>For new developments that require a water supply, but do not have access to a mains supply, evidence to demonstrate that the development can be provided with a wholesome drinking water supply that can provide a sufficient quantity of water for the development.</p> | |
| <p>Water quality / Water Framework Directive assessment</p> | <p>All planning applications that would:</p> <ul style="list-style-type: none"> • involve physical modifications to a waterbody: and /or • indirectly affect waterbodies. <p>This includes works that would:</p> <ul style="list-style-type: none"> • lead to deterioration of a waterbody; • prevent future improvement of a waterbody | <p>The Water Environment (Water Framework Directive) (England and Wales) Regulations 2017</p> <p>Local Plan LP28, LP34</p> <p>National Planning Practice Guidance</p> | <p>Applicant should consider the impacts on water bodies in a three stage approach:</p> <ul style="list-style-type: none"> • Screening; • Scoping; and • Impact assessment. <p>Within this, applicants should consider the following:</p> <ul style="list-style-type: none"> • The impact the activity may have on the immediate water body and any linked water bodies, and • whether the activity complies with the river basin management plan (RBMP). • This should consider: <ul style="list-style-type: none"> ○ All activities that will be carried out; | <p>Kirklees Local Plan</p> <p>Water Environment (Water Framework Directive) (England and Wales) Regulations 2017.</p> <p>National Guidance: Water Framework Directive assessment</p> |

| INFORMATION REQUIRED | WHEN IT IS REQUIRED | POLICY DRIVERS | WHAT INFORMATION IS REQUIRED | WHERE CAN I FIND FURTHER GUIDANCE |
|-------------------------------------|--|-----------------|---|--|
| | | | <ul style="list-style-type: none"> ○ Construction, operation and decommissioning; and ○ The water body the activity is in and all water bodies that could be affected. <p>Depending on what is found at each stage, you may need to undertake all stages. Where it is likely that a proposal would have a significant adverse impact on water quality then an impact assessment will be required.</p> | |
| Wind Microclimate Assessment | When the scale of the development proposed would result in micro-climatic conditions that could result in wind levels affecting pedestrian and vehicle movement outside of the building. | KLP Policy LP24 | Wind tunnel modelling will be required to assess the impact that new development will have on a local wind environment and any consequential effects on pedestrian comfort and safety using the Lawson criteria for comfort and safety. | Kirklees Local Plan https://www.bregroup.com/publications/wind-microclimate-and-pedestrian-comfort/ |

11 VALIDATION REQUIREMENTS FOR OTHER TYPES OF APPLICATION

- Table 5 sets out details relating to:
 - Applications to modify or discharge a planning obligation
 - Application for approval of details reserved by condition (Discharge of Condition)
 - Hedgerow Removal Notice application
 - Notification for Demolition
 - Permission in Principle
 - Prior notification applications
 - Removal or variation of a condition following grant of planning permission (S73 or s73a application)
 - Non-material amendment application (NMA)
 - Wind Energy Applications

Table 5 Validation Requirements for other types of application

| TYPE OF APPLICATION | WHEN IT IS REQUIRED | POLICY DRIVERS | WHAT INFORMATION IS REQUIRED | WHERE CAN I FIND FURTHER GUIDANCE |
|---|--|----------------|---|--|
| Application to Modify or Discharge a Planning Obligation | For any proposed modification to an agreed Planning Obligation | | Completed application form and certificates Reasons for applying for the modification or discharge of the Obligation. Site Plan identifying the land to which the obligation relates at 1:1250 Evidence of ownership of the land (in the form of an up to date copy of the Land Registry Register of Title and Title Plan) | Sections 106A and 106B of the Town and Country Planning Act 1990 |

| TYPE OF APPLICATION | WHEN IT IS REQUIRED | POLICY DRIVERS | WHAT INFORMATION IS REQUIRED | WHERE CAN I FIND FURTHER GUIDANCE |
|---|--|----------------|---|--|
| | | | Evidence that the application is being made after the expiry of the 'relevant period' ⁷ | |
| Application for approval of details reserved by condition (Discharge of Condition) | Following the grant of planning permission some conditions may need to be discharged, some prior to commencement, or other trigger point | | <p>The following National Requirements apply:</p> <ul style="list-style-type: none"> • Submitted in writing (application form, letter or email) • Appropriate fee <p>The following Local Requirements apply:</p> <ul style="list-style-type: none"> • Any plans, drawings or information necessary to describe the subject and purpose of the applications. • Any documents/plans <u>required by the condition</u>. Where the condition requires a timescale for the works, please make this clear. Please check that all elements of the condition are submitted | <p>Planning Portal Discharge of Condition advice</p> <p>National Planning Guidance on the Use of Planning Conditions</p> |

⁷ as may be specified in the Obligation, or a period of 5 years' beginning on the date the Obligation was entered into (or if related to review of affordable housing requirements as set out in S106BA of the Town and Country Planning Act 1990, as modified by the Growth and Infrastructure Act)

| TYPE OF APPLICATION | WHEN IT IS REQUIRED | POLICY DRIVERS | WHAT INFORMATION IS REQUIRED | WHERE CAN I FIND FURTHER GUIDANCE |
|--|--|---|--|---|
| | | | Please note: where samples are required please submit photographs or arrange to leave the samples on site with the Case Officer as the council is unable to accept samples in the office. | |
| Hedgerow Removal Notice application | For removal of a hedgerow protected under The Hedgerows Regulations (1997) To check if a hedgerow is protected and if an application to the LPA for hedgerow removal is required please refer to Natural England's Guidance Countryside hedgerows: protection and management. | | A plan (preferably 1:2,500 scale) clearly identifying the hedgerow to be removed The reasons for removal Evidence the hedge is less than 30 years old A statement as to whether you are the owner, tenant or manager of the hedgerow, or relevant utility company eligible to remove it. | Kirklees Council Apply to remove a hedgerow |
| Notification for demolition | For proposals to demolish a building, or to 'substantially demolish' part of a Building If the building is listed, Listed Building Consent (LBC) will be required for any Demolition. | Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) | A statement that the applicant has displayed a site notice in accordance with Part 11 of Schedule 2 of the General Permitted Development Order 2015 (GPDO) A written description of the proposed development, a statement that a notice has been posted in accordance with paragraph (b)(iv) and any fee required to be paid. | Government guidance on demolition: https://www.gov.uk/guidance/when-is-permission-required Planning Portal guidance: https://www.planningportal.co.uk/info/200130/common_projects/13/demolition |

| TYPE OF APPLICATION | WHEN IT IS REQUIRED | POLICY DRIVERS | WHAT INFORMATION IS REQUIRED | WHERE CAN I FIND FURTHER GUIDANCE |
|---|---|---|---|---|
| <p>Permission in Principle and Technical Details Consent</p> | <p>An alternative way of obtaining planning permission for housing-led development.</p> | <p>Town and Country Planning (Permission in Principle) (Amendment) Order 2017</p> | <p><u>Stage 1 – Permission in Principle (PiP)</u> The following National Requirements apply:</p> <ul style="list-style-type: none"> • a completed application form • a plan which identifies the land to which the application relates, drawn to an identified scale and showing the direction North • correct application fee <p><u>Stage 2 – Technical Details Consent (TDC)</u> At this stage the details of the proposed development are assessed. An application for TDC follows the same validation process as a full application and should be submitted on a full application form making reference to Planning in Principle in the proposal. The TDC will be subject to the relevant National and Local requirements for the development as set out above in this document.</p> | <p>Government guidance on permission-in-principle</p> |
| <p>Prior Notification Approvals</p> | <p>Prior notifications are not applications for planning permission but are confirmation of the intent to take up permitted development rights. Schedule 2 of the General Permitted Development Order</p> | <p>Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (GPDO)</p> | <p>Prior notifications are subject to national requirements as follows:</p> <ul style="list-style-type: none"> • Completed form or a written description of the proposed development which must include any building or other operations • A plan indicating the site • Contact details for applicant/agent | <p>Prior Approval Consent Types</p> |

| TYPE OF APPLICATION | WHEN IT IS REQUIRED | POLICY DRIVERS | WHAT INFORMATION IS REQUIRED | WHERE CAN I FIND FURTHER GUIDANCE |
|--|--|---|---|--|
| | | | <ul style="list-style-type: none"> • Application specific supporting information e.g., flood risk assessment • Appropriate fee <p>Although prior notifications are not subject to local requirements, there may be additional information required in order to fully consider the notification. Further information regarding prior notifications and what additional information may be required can be found in Schedule 2 of the General Permitted Development Order.</p> | |
| <p>Removal or variation of a condition following grant of planning permission (S73 or S73a application)</p> | <p>Kirklees Council will not accept a S73 or S73A application in the following circumstances:</p> <ul style="list-style-type: none"> • Alteration to the redline of a previously permitted scheme • The proposed change cannot be reasonably conceived with the terms of the original planning application | <p>Section 73 of the Town and Country Planning Act 1990</p> | <p>The following National Requirements apply:</p> <ul style="list-style-type: none"> • Completed form • Completed ownership certificates and where required notices served • Design and Access Statement (where applicable see page 8) • Appropriate fee <p>The following Local Requirement applies:</p> <ul style="list-style-type: none"> • List of plans to which the application relates including those from the original application • Supporting documents relevant to the submission. | <p>Government guidance on flexible-options-for-planning-permissions</p> <p>Please note: Where approval is granted a new planning permission will be issued but the original permission will remain intact and un-amended. If the aspect you are seeking to remove or vary is expressly included in the original planning permission description this will remain in the description when the Section 73 is issued.</p> |

| TYPE OF APPLICATION | WHEN IT IS REQUIRED | POLICY DRIVERS | WHAT INFORMATION IS REQUIRED | WHERE CAN I FIND FURTHER GUIDANCE |
|---|--|---|---|---|
| | <ul style="list-style-type: none"> • The effect of the proposed changes would not be minor in nature • To extend the time limit within which a development must be started or an application for approval of reserved matters must be made • If there is no relevant approved plans condition | | | |
| Non-material amendment application (NMA) (S96) | To make a non-material amendment to planning permission where applicable. | S96A of the Town and Country Planning Act | The following will be required: <ul style="list-style-type: none"> • Completed form • Relevant drawings and plans so that the extent and nature of the proposal can be clearly identified (i.e. as approved and as proposed) • Appropriate fee | Protocol for Non-Material Amendments at Kirklees Flexible options for planning permissions - GOV.UK (www.gov.uk) |
| Wind Energy Applications | For applications relating to wind turbines. | KLP Policy LP26 | <ul style="list-style-type: none"> • Statement of Design Rationale and Access Landscape, Visual and Cumulative Impact Assessment • Planning Statement • Photomontage/Wireframe Diagrams | Kirklees Local Plan |

| TYPE OF APPLICATION | WHEN IT IS REQUIRED | POLICY DRIVERS | WHAT INFORMATION IS REQUIRED | WHERE CAN I FIND FURTHER GUIDANCE |
|---------------------|---------------------|----------------|---|-----------------------------------|
| | | | <ul style="list-style-type: none"> • Zone of Theoretical Visibility Maps⁸ • Plan of Public Rights of Way within a radius of 10 times overall height of turbine from centre of turbine • Ecological Assessment • Noise, Shadow Flicker and Light Reflection Assessment • Peat and Hydrology Assessment • Coal Mining Risk Assessment • Decommissioning statement • Environmental Statement/Environmental Impact Assessment (as required) • Heritage Statement (as required) • Socio-Economic Benefits Statement • Telecommunications and Radar Statement | |

⁸ Unless single turbine of less than 25m in height (which is not within 1km of any other operational or permitted turbines, or turbines currently subject to a planning application)

APPENDIX 1 - DEFINITIONS

Table 6 Appendix 1 – Definitions

Major Development

- 10+ dwellings / over half a hectare / building(s) exceeds 1000m²
- Office / light industrial - 1000+ m² / 1+ hectare
- General industrial - 1000+ m² / 1+ hectare
- Retail - 1000+ m²/ 1+ hectare
- Gypsy/Traveller site - 10+ pitches
- Site area exceeds 1 hectare

This is often split into:

Small Scale Major

Between 10 and 199 (inclusive) dwellings or where the number of dwellings is not given a site area of 0.5 hectares and less than 4 hectares.
For all other uses new floor space of 1,000 square metres up to 9,999 square metres or where the site area is 1 hectare and less than 2 hectares.

Large Scale Major

200 or more dwellings or where the number of dwellings is not given a site area of 4 hectares or more.
All other uses new floor space of 10,000 square metres or more or where the site area is 2 hectares or more.

Minor Development

- 1-9 dwellings (unless floorspace exceeds 1000m² / under half a hectare)
- Office / light industrial: up to 999 m²/ under 1 hectare
- General industrial: up to 999 m²/ under 1 Hectare
- Retail: up to 999 m²/ under 1 hectare
- Gypsy/Traveller site: 0-9 pitches

Other Development

Householder applications

- a) an application for planning permission for development to an existing dwelling house, or development within the curtilage of such a dwelling house for any purpose incidental to the enjoyment of the dwelling house or
- b) an application for any consent, agreement or approval required by or under a planning permission, development order or local development order in relation to such development, but does not include an application for change of use or an application to change the number of dwellings in a building.
 - Change of use (no operational development)
 - Adverts
 - Listed building extensions / alterations
 - Listed building demolition
 - Application for relevant demolition of an unlisted building within a Conservation Area
 - Certificates of Lawfulness (191 and 192)
 - Notifications
 - Permissions in Principle (PiP) and Technical Detail Consent (TDC)

Main Town Centre Uses (as defined in the National Planning Policy Framework)

Retail development (including warehouse clubs and factory outlet centres); leisure, entertainment and more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, nightclubs, casinos, health and fitness centres, indoor bowling centres and bingo halls); offices; and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities).

Public Highway

Unclassified Roads, Class A, B, C Roads, Trunk roads and byways (considered a public highway under the Highways Act over which the public has the **right** to pass and repass by vehicle. Road classifications can be checked with Kirklees Highways Registry. The definition of a highway within the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) is a public right of way such as a public road, public footpath and bridleway. For the purposes of that Order, it also includes unadopted streets or private ways.

APPENDIX 2 – CHECKLISTS**Table 7 Appendix 2 – Checklists – List of national requirements**

| Item | Required | Submitted | Notes |
|--|----------|-----------|-------|
| Application Form | Yes/No | Yes/No | |
| Ownership Certificate(s) | Yes/No | Yes/No | |
| Planning Fee | Yes/No | Yes/No | |
| Design and Access Statement | Yes/No | Yes/No | |
| Outline Planning Applications: indicative access details | Yes/No | Yes/No | |
| Fire Statement | Yes/No | Yes/No | |
| Wind Turbines: Statement of Community Involvement | Yes/No | Yes/No | |

Table 8 Appendix 2 – Checklists - Plans

| Item | Required | Submitted | Notes |
|---|----------|-----------|-------|
| Location Plan | Yes/No | Yes/No | |
| Site Layout Plan or Block Plan | Yes/No | Yes/No | |
| Existing and Proposed Elevations | Yes/No | Yes/No | |
| Existing and Proposed Floor Plans | Yes/No | Yes/No | |
| Streetscene Plan | Yes/No | Yes/No | |
| Roof Plans | Yes/No | Yes/No | |
| Existing and Proposed Site Levels (including Finished Floor Levels) | Yes/No | Yes/No | |
| Existing and Proposed Sections | Yes/No | Yes/No | |
| Demolition Plan | Yes/No | Yes/No | |

Table 9 Appendix 2 – Checklists - Plan Format Checklist

| Item | Checked | Item | Checked |
|---|---------|--|---------|
| Each plan numbered in a sequential manner | Yes/No | North point shown | Yes/No |
| Drawn to an identified metric scale | Yes/No | Scale indicated on the plan (linear scale bar shown) | Yes/No |
| Provided at the scale indicated on the plan | Yes/No | Scaled to fit A3 or A4 | Yes/No |
| Up to date plan provided | Yes/No | All red lines match | Yes/No |
| Red line (continuous red line including all land necessary to carry out the proposed development e.g. land required for access to the site from a public highway, visibility splays, landscaping, car parking and open areas around buildings). | Yes/No | Blue ownership line indicated | Yes/No |
| Clearly labelled e.g. house names, road names and public rights of way | Yes/No | Elevations labelled North, East, etc. | Yes/No |
| Elevations and floor plans match | Yes/No | Datum point labelled | Yes/No |
| Marked as 'indicative' where required | Yes/No | 'Do not scale' removed | Yes/No |

Table 10 Appendix 2 - Checklists - Other National Requirements determined through other legislation/guidance

| Item | Required | Submitted | Notes |
|--|----------|-----------|-------|
| Environmental Impact Assessment (EIA) / Environmental Statement (ES) | Yes/No | Yes/No | |
| Flood Risk Assessment (FRA) | Yes/No | Yes/No | |
| Flood Risk Sequential Test | Yes/No | Yes/No | |
| Flood Risk Exception Test | Yes/No | Yes/No | |

Table 11 Appendix 2 – Checklists - Local List

| Item | Required | Submitted | Notes |
|---|----------|-----------|-------|
| Affordable Housing Provision | Yes/No | Yes/No | |
| Affordable Housing Financial Viability Assessment (where applicable) | Yes/No | Yes/No | |
| Agricultural/Forestry (Rural) Workers Dwelling Justification Statement | Yes/No | Yes/No | |
| Agricultural/Forestry Building Justification Statement | Yes/No | Yes/No | |
| Air Quality Impact Assessment (AQIA) | Yes/No | Yes/No | |
| Biodiversity Net Gain | Yes/No | Yes/No | |
| Climate Change Statement | Yes/No | Yes/No | |
| Coal Mining Risk Assessment | Yes/No | Yes/No | |
| Community Facilities and Services: Evidence/Statement to justify loss | Yes/No | Yes/No | |
| Crime Prevention Statement | Yes/No | Yes/No | |
| Drainage Strategy (Surface Water) / Drainage details | Yes/No | Yes/No | |
| Ecological Surveys and Reports | Yes/No | Yes/No | |
| Foul Drainage Assessment Form | Yes/No | Yes/No | |
| Habitat Regulation Assessment – Info to support screening and/or Appropriate Assessment | Yes/No | Yes/No | |
| Health Impact Assessment (Rapid HIA) | Yes/No | Yes/No | |
| Heritage Statement or Heritage Impact Assessment | Yes/No | Yes/No | |
| Land Contamination Assessment | Yes/No | Yes/No | |
| Landfill Statement | Yes/No | Yes/No | |
| Lighting Assessment | Yes/No | Yes/No | |

Kirklees Planning Validation Requirements (with effect from 6th February 2023)

| Item | Required | Submitted | Notes |
|--|----------|-----------|-------|
| Main Town Centre Uses – Sequential Test | Yes/No | Yes/No | |
| Main Town Centre Uses – Impact Assessment | Yes/No | Yes/No | |
| Noise Impact Assessment | Yes/No | Yes/No | |
| Open Space/Sport and Recreation Building and Land Assessment | Yes/No | Yes/No | |
| Planning Statement | Yes/No | Yes/No | |
| Priority Employment Areas: Statement to support loss to a non-employment use | Yes/No | Yes/No | |
| Schedule of Residential Accommodation | Yes/No | Yes/No | |
| Site Waste Management Plan | Yes/No | Yes/No | |
| Statement of Community Involvement | Yes/No | Yes/No | |
| Structural Survey | Yes/No | Yes/No | |
| Sunlight/Daylight Assessment | Yes/No | Yes/No | |
| Transport Assessment/Transport Statement | Yes/No | Yes/No | |
| Travel Plan | Yes/No | Yes/No | |
| Tree (Arboricultural) survey and reports in accordance BS 5837. | Yes/No | Yes/No | |
| Ventilation/Extraction Details | Yes/No | Yes/No | |
| Viability Appraisal | Yes/No | Yes/No | |
| Water Bodies Assessment | Yes/No | Yes/No | |
| Wind Microclimate Assessment | Yes/No | Yes/No | |

APPENDIX 3 – ADDITIONAL GUIDANCE TO ASSIST IN THE PREPARATION OF HERITAGE STATEMENTS

The scope and degree of detail necessary in a Heritage Statement will vary according to the particular circumstances of each application. The level of detail should be proportionate to the importance of the heritage asset and no more than is sufficient to understand the impact of the proposal on its significance. Applicants are advised to discuss proposals with either a planning officer or a conservation officer before any application is made. The following is a guide to the sort of information that may be required for different types of application. Key photographs of the building, site and surroundings are always of use.

For applications for listed building consent, a written statement should be submitted that includes a schedule of works to the listed building(s), an assessment of the significance of its archaeological, architectural, artistic or historic importance and the contribution of its setting to that significance, together with an assessment of the impact of the proposal on that significance. A description of the sources considered and expertise consulted in assessing significance should also be included. The justification for the proposed works should also be submitted.

For applications for relevant demolition in a conservation area a written statement should be submitted that includes an assessment of the significance of the building/structure and the contribution of its setting to that significance, together with an assessment of the impact of the proposal on that significance. A description of the sources considered and expertise consulted in assessing significance should also be included. The justification for the proposed demolition should also be submitted.

For applications either related to or impacting on the setting of designated heritage assets (including listed buildings, conservation areas, historic parks and gardens, historic battlefields and scheduled ancient monuments) a written statement should be submitted together with plans indicating those heritage assets whose setting is affected. There should be an assessment of the significance of the archaeological, architectural, artistic or historic interest of the designated heritage asset(s) affected, in particular focusing on the contribution of its setting to that significance, as well as a description of the sources considered and expertise consulted in assessing significance. The justification for the proposed works should also be submitted.

Where an application site includes, or is considered to have the potential to include, heritage assets with archaeological interest, applicants may be required to submit an appropriate desk-based assessment and, where desk-based research is insufficient to properly assess the interest, a field evaluation. Further information can be obtained from the West Yorkshire Archaeology Advisory Service. (WYAAS).

For applications affecting non-designated heritage assets, including those contained within a published local list, a description may be required of the significance of the heritage assets affected and the contribution of their setting to that significance, together with an assessment of the impact of the proposal on that significance and an explanation of the justification for the works.

APPENDIX 4 – USEFUL LINKS

National:

[National Planning Policy Framework](#)

[Planning Practice Guidance](#)

Local:

[Kirklees Development Plan \(including the Kirklees Local Plan and 'made' Neighbourhood Development Plans\)](#)

[Emerging Neighbourhood Development Plans](#)

[Adopted Kirklees Supplementary Planning Documents \(SPDs\)](#)

[Kirklees guidance and advice notes](#)

APPENDIX 5 – ECOLOGICAL SURVEY SEASONS

Optimal Survey Time



Extending into



Table 12 Appendix 5 – Ecological Survey Seasons

| | | JAN | FEB | MAR | APR | MAY | JUNE | JULY | AUG | SEPT | OCT | NOV | DEC |
|--|-------|-----|-----|-----|-----|-----|------|------|-----|------|-----|-----|-----|
| Badgers | | | | | | | | | | | | | |
| Bats (Hibernation roosts) | | | | | | | | | | | | | |
| Bats (Summer roosts) | | | | | | | | | | | | | |
| Bats (Foraging/commuting) | | | | | | | | | | | | | |
| Birds (Breeding) | | | | | | | | | | | | | |
| Birds (Over wintering) | | | | | | | | | | | | | |
| Brown Hare | | | | | | | | | | | | | |
| Fungi | | | | | | | | | | | | | |
| Great crested newts | Land | | | | | | | | | | | | |
| | Water | | | | | | | | | | | | |
| Harvest Mice (nests) | | | | | | | | | | | | | |
| Invertebrates | | | | | | | | | | | | | |
| Otters | | | | | | | | | | | | | |
| Reptiles | | | | | | | | | | | | | |
| Vascular Plants and Lower Plants (will depend on species) | | | | | | | | | | | | | |
| Water Voles | | | | | | | | | | | | | |
| White-Clawed Crayfish | | | | | | | | | | | | | |
| Habitats/Vegetation | | | | | | | | | | | | | |

Points to note regarding surveys:

- For certain species and habitats surveys can be carried out at any time of year, but for other species, particular times of year are required to give the most reliable results, as indicated in Table 12. Surveys conducted outside of optimal times may be unreliable. For certain species (*e.g.* Great Crested Newt) surveys over the winter period are unlikely to yield any useful information. Similarly negative results gained outside the optimal period should not be interpreted as absence of a species and further survey work maybe required during the optimal survey season. This is especially important where existing surveys and records show the species has been found previously on site or in the surrounding area. An application may not be valid until survey information is gathered from an optimum time of year.
- Species surveys are also very weather dependent so it may be necessary to delay a survey or to carry out more than one survey if the weather is not suitable, *e.g.* heavy rain is not good for surveying for otters, as it washes away their spraint (droppings). Likewise bat surveys carried out in wet or cold weather may not yield accurate results.
- Absence of evidence of a species does not necessarily mean that the species is not there, nor that its habitat is not protected (*e.g.* a bat roost is protected whether any bats are present or not). West Yorkshire Ecology may have useful existing information and ecological records.
- Competent ecologists should carry out any surveys. Where surveys involve disturbance, capture or handling of a protected species, then only a licensed person can undertake such surveys (*e.g.* issued by Natural England). Surveys should follow published national or local methodologies.



On 29/11/2022 16:07, Will Acornley wrote:

Hi Andy,

Some quick responses below:

- Why has it only just been decided to consult with Yorkshire Water when the PSPO dates back to 2021?
How would drainage affect the installation of barriers or gates?
 - The consultation is in specific relation to the drainage requirements, which dictate the surface repairs and materials used. We did not want to put something in place that would then need to be undone later.
- What does "re-starting the PSPO" involve and what are the timescales for this?
 - This will mean a new public consultation and evidence gathering phase ahead of enacting the PSPO, which can be a 3-4 month process to complete.
- Although you imply that there will be a March 2023 deadline (end of financial year) action is required before winter to avoid the ongoing ASB (another case of Fly-Tipping this week) and the damage being done to the road surface. This is already in a very poor state and will need attention by Kirklees so the sooner the damage is restricted, the easier and less expensive the repair.
 - We wish to see the damage halted as much as everyone else here, and the discussions with YW have been around finding a surface that not only allows the right drainage but is resistant enough to stand up to the 4x4s and essentially make it less interesting for them to drive on longer term. We do though have limited resources that are managing across the whole of Kirklees, which affects the speed with which we can move things forward.
- What are the "other interventions" that you mention? I am not aware of any on this route other than the TTRO by Yorkshire Water.
 - We have closed some other routes under emergency TROs, such as Cheesgate Nab, by dropping concrete blocks on them, to undertake some repairs. This has 'broken up' the driving route for many of the 4x4s as a consequence. We did review if this could be done for Ramsden road, however the level of access needed meant it was not workable.

Kind regards,

Will

From: cllrandywilson@holmevalleyparishcouncil.gov.uk <cllrandywilson@holmevalleyparishcouncil.gov.uk>

Sent: 10 November 2022 15:49

To: Will Acornley <Will.Acornley@kirklees.gov.uk>

Cc: Cllr Paul Davies <Paul.Davies@kirklees.gov.uk>; Cllr Moses Crook <Moses.Crook@kirklees.gov.uk>; Cllr Donald Firth <Donald.Firth@kirklees.gov.uk>; Mark White <Mark.White@kirklees.gov.uk>;

deputyclerk@holmevalleyparishcouncil.gov.uk

Subject: RE: RE: Yateholme / Ramsden Road PSPO

CAUTION: External email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon Will,

Thanks for your email below regarding Yateholme / Ramsden road.

Inevitably your response has raised a number of questions and I would be grateful for your early response.

- Why has it only just been decided to consult with Yorkshire Water when the PSPO dates back to 2021?
How would drainage affect the installation of barriers or gates?

- What does "re-starting the PSPO" involve and what are the timescales for this?
- Although you imply that there will be a March 2023 deadline (end of financial year) action is required before winter to avoid the ongoing ASB (another case of Fly-Tipping this week) and the damage being done to the road surface. This is already in a very poor state and will need attention by Kirklees so the sooner the damage is restricted, the easier and less expensive the repair.
- What are the "other interventions" that you mention? I am not aware of any on this route other than the TTRO by Yorkshire Water.

Best regards

Andy Wilson
Holme Valley Parish Council
Upperthong Ward

07802 892091

-----Original Message-----

From: "Will Acornley" <Will.Acornley@kirklees.gov.uk>

Sent: Thursday, 27 October, 2022 17:17

To: "cllrandywilson@holmevalleyparishcouncil.gov.uk" <cllrandywilson@holmevalleyparishcouncil.gov.uk>

Cc: "Cllr Paul Davies" <Paul.Davies@kirklees.gov.uk>, "Cllr Moses Crook" <Moses.Crook@kirklees.gov.uk>, "Cllr Donald Firth" <Donald.Firth@kirklees.gov.uk>, "Mark White" <Mark.White@kirklees.gov.uk>

Subject: RE: RE: Yateholme / Ramsden Road PSPO

Dear Cllr Wilson,

I can appreciate the frustration on this issue. We have been working with Yorkshire Water to agree the drainage along the route, this has taken much longer than we would have hoped but we need their agreement before we can put anything in place.

Once this is agreed the PSPO process will have to restart, which is subject to specific timeframes and procedures. The gates themselves we have secured a different design which will cost. £44k, the funding for this needs to be spent by the end of the financial year, and so this gives us some timeframes we need to work within.

We have put in place other interventions along the 4x4 route that was being used that have been successful in allowing us to repair the roads, and also has resulted in much lower activity in general, but it is something we are closely monitoring,

Kind regards

Will

-----Original Message-----

From: "cllrandywilson@holmevalleyparishcouncil.gov.uk" <cllrandywilson@holmevalleyparishcouncil.gov.uk>

Sent: Friday, 26 August, 2022 19:14

To: "Will Acornley" <Will.Acornley@kirklees.gov.uk>

Cc: "Mary Blacka" <cllmaryblacka@holmevalleyparishcouncil.gov.uk>, "Donald Firth" <cllrdonaldfirth@holmevalleyparishcouncil.gov.uk>, "Paul Davies" <cllrpauldavies@holmevalleyparishcouncil.gov.uk>

Subject: RE: Yateholme / Ramsden Road PSPO

Hi Will,

Thanks for your email but I have to say that I am disappointed that after all this time you find it necessary to have to review the PSPO.

I trust that this has now taken place and that you can provide a timescale for the installation of the lower cost gates.

To emphasise the need for this action, please see the details from an incident yesterday where a 4X4 vehicle accessed land off of Holme Woods Lane (part of the route that the gates would protect) adding to the damage from many previous such incidents.

May I remind you that this is exactly the type of anti-social behaviour that Kirklees are trying to prevent through

the chosen method of a PSPO.

Whilst I would be amongst the first to suggest that the PSPO isn't the most appropriate method, nor the best implemented, it is at least a step in the right direction if only it were to be put in place.

Please treat this with some urgency; fortunately the damage caused by yesterday's incident was limited due to the exceptionally dry conditions currently being experienced but the restrictions need to be in place before autumn / winter of this year if more significant damage is to be prevented.

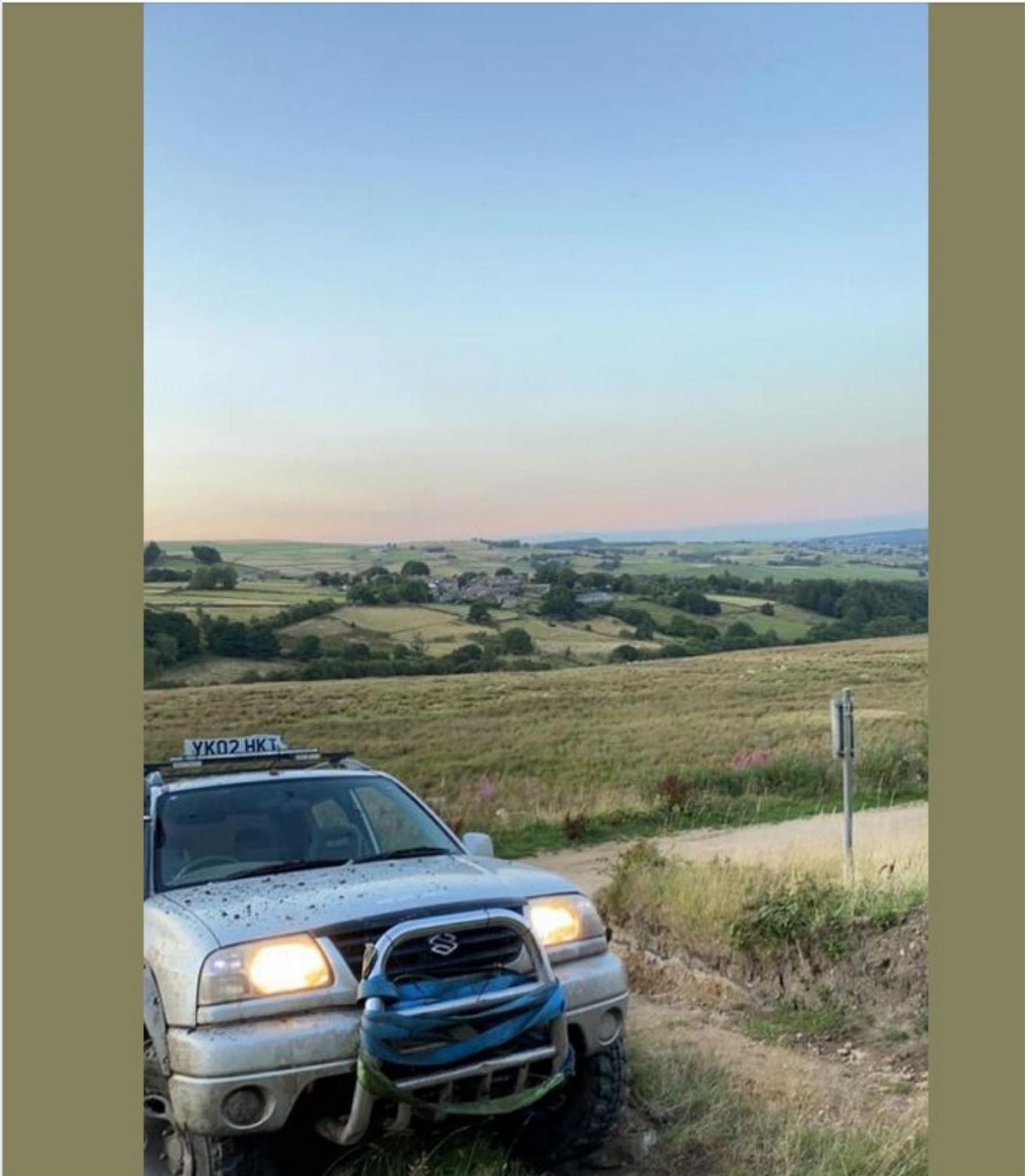
This type of activity is taking place on a weekly basis but unusually this time photographic evidence was made available; I will pass this to West Yorkshire Police and the Landowner (Yorkshire Water I believe) to take action against the individual concerned.

Best regards



Friends of Ramsden Road

Another one stuck literally just now driving where he shouldn't. He's asked for help on a green laning page!







Cllr. Andy Wilson

-----Original Message-----

From: "Will Acornley" <Will.Acornley@kirklees.gov.uk>

Sent: Thursday, 11 August, 2022 15:34

To: "cllrandywilson@holmevalleyparishcouncil.gov.uk" <cllrandywilson@holmevalleyparishcouncil.gov.uk>

Cc: "Mary Blacka" <cllmaryblacka@holmevalleyparishcouncil.gov.uk>

Subject: RE: Yateholme / Ramsden Road PSPO

Hi Andy,

Just to update we have identified some gates at a lower cost that we think will work, we are now reviewing the PSPO to see if it is still valid or if we need to reconsult to then able us to install,

Kind regards

Will

From: cllrandywilson@holmevalleyparishcouncil.gov.uk <cllrandywilson@holmevalleyparishcouncil.gov.uk>

Sent: 29 July 2022 22:25

To: Will Acornley <Will.Acornley@kirklees.gov.uk>

Cc: Mary Blacka <cllmaryblacka@holmevalleyparishcouncil.gov.uk>

Subject: RE: Yateholme / Ramsden Road PSPO

CAUTION: External email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good evening Will,

Sorry to say that we still haven't had any update on the situation with this PSPO.

Is there any real intention to make progress or will we continually be receiving "the dogs eaten my homework" type of response?

Best regards

Andy

-----Original Message-----

From: "Will Acornley" <Will.Acornley@kirklees.gov.uk>

Sent: Tuesday, 12 July, 2022 18:21

To: "cllrandywilson@holmevalleyparishcouncil.gov.uk" <cllrandywilson@holmevalleyparishcouncil.gov.uk>

Cc: "Rich McGill" <deputyclerk@holmevalleyparishcouncil.gov.uk>, "Mary Blacka" <cllmaryblacka@holmevalleyparishcouncil.gov.uk>

Subject: RE: Yateholme / Ramsden Road PSPO

Hi Andy,

My sincere apologies for not responding to you earlier, I was notified by one of the Chief Executive's secretaries you had emailed me, but I had nothing come through. On investigation it appears Outlook has been filtering your emails into the wrong folder.

I will get an update from the team on progress and get back to you,

Kind regards

Will

From: cllrandywilson@holmevalleyparishcouncil.gov.uk <cllrandywilson@holmevalleyparishcouncil.gov.uk>

Sent: 06 July 2022 14:47

To: Will Acornley <Will.Acornley@kirklees.gov.uk>

Cc: Rich McGill <deputyclerk@holmevalleyparishcouncil.gov.uk>; Mary Blacka <cllmaryblacka@holmevalleyparishcouncil.gov.uk>

Subject: RE: Yateholme / Ramsden Road PSPO

CAUTION: External email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Afternoon Will,

It's some weeks since your last email and there doesn't seem to have been any progress "on the ground" so hoping you can provide an update please?

I'm assuming in the last 6 weeks you will have identified the "halfway house" and procurement will be underway - please confirm.

You may also be aware that a TTRO has been issued(TTRO 13966) for this route commencing 1 August 2022; it would seem an ideal time to install the barriers- what do you think?

Best regards

Cllr. Andy Wilson

-----Original Message-----

From: "cllrandywilson@holmevalleyparishcouncil.gov.uk" <cllrandywilson@holmevalleyparishcouncil.gov.uk>

Sent: Friday, 20 May, 2022 17:30

To: "Will Acornley" <Will.Acornley@kirklees.gov.uk>

Cc: "Mary Blacka" <cllmaryblacka@holmevalleyparishcouncil.gov.uk>, "Rachel Hogley"

<cllrachelhogley@holmevalleyparishcouncil.gov.uk>, "Thomas Dixon"

<cllrtomdixon@holmevalleyparishcouncil.gov.uk>, "Pat Collin"

<cllrpatcolling@holmevalleyparishcouncil.gov.uk>, "Paul Davies"

<cllrpauldavies@holmevalleyparishcouncil.gov.uk>, "Donald Firth"

<cllrdonaldfirth@holmevalleyparishcouncil.gov.uk>, "Rich McGill"

<deputyclerk@holmevalleyparishcouncil.gov.uk>

Subject: RE: Yateholme / Ramsden Road PSPO

Hi Will,

Thanks for your reply.

I understand the need to take care with money from the public purse but I must take issue with the lack of progress on this PSPO.

I also understand the desire for robust barriers at this location. However, some of the more determined individuals will gain access whatever barrier is put in place - I think it more important to have something (affordable) rather than nothing as is currently the case.

Whilst these deliberations are taking place the pace of ASB, Fly Tipping and damage to the road surface carry on unabated; ultimately all will have to be paid for from the same public purse so the quicker the solution is put into place the better!

I attach a post from Friends Of Ramsden Road that has recently been posted and makes exactly the points above.

I think all concerned would appreciate some real progress and a timescale for completion.

Best regards

Cllr. Andy Wilson

Interesting ride around Holme woods yesterday on our bikes. Who are these people that abuse our countryside?

Bags and bags of rubbish all thrown into the stream off Holme Woods Lane, there are 50 bags of crap.

Continue a bit further and we find an abandoned caravan on Rake Head road obviously dumped!

Then we see that the bobbers have been out again off piste, ripping up the verge on Rake Head Road, what do we tolerate such people? I am not a person who likes bans but what else can we do to stop these morons abusing our beautiful countryside?



-----Original Message-----

From: "Will Acornley" <Will.Acornley@kirklees.gov.uk>

Sent: Thursday, 19 May, 2022 12:20

To: "clrandywilson@holmevalleyparishcouncil.gov.uk"

<cllrandywilson@holmevalleyparishcouncil.gov.uk>

Subject: RE: Yateholme / Ramsden Road PSPO

Dear Cllr Wilson,

We are continuing to seek a solution to this. The original design we used is robust and would prevent unwanted access, though the width of the gates may need to be reduced to allow free access for walkers/ bikes/ wheelchairs/ buggies/ horses etc. It can also be used with a number lock

The Centrewire gates are a lower cost but looking at them and the design it could be cut through with an angle grinder in about 10 mins. Their design also is based around using a key padlock, which makes managing access more challenging than with number lock.

We are seeing if there is a halfway house here,

Kind regards

Will

From: cllrandywilson@holmevalleyparishcouncil.gov.uk

<cllrandywilson@holmevalleyparishcouncil.gov.uk>

Sent: 19 April 2022 14:53

To: Will Acornley <Will.Acornley@kirklees.gov.uk>

Subject: Yateholme / Ramsden Road PSPO

CAUTION: External email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Afternoon Will,

Following your letter to HVPC (below) and the response both from HVPC and Peak & Northern Footpaths, will you provide an update on progress regarding this PSPO please?

It is quite clear that there is no need to spend c.£100K on gates and so I assume there are now no barriers to instigate this much needed PSPO.

Can I remind you that ASB is very much an ongoing situation here with yet another case of Fly-Tipping being recorded along with the damage to the route by unsustainable use by motor vehicles, Quad Bikes and Trail Bikes.

Best regards

Cllr. Andy Wilson

Thank you for this, I was not aware of Erewash's recent PSPO and will have a look in detail at it, we had looked at several others around the Country though to learn from, all of which had very individual experiences.

We are at present moving through our internal governance processes discussion the issue, alongside other roads in the area that have similar issues, so we take a holistic approach and do not simply keep displacing the issue around the valley. There are no clear timeframes on this at present, but we are very conscious of the condition of the roads and the deterioration

and are working with our Highways teams who are inspecting over the coming weeks to get an up-to-date picture. As this will play into any decision making.

The specification of barrier we were looking at and had priced is based on the one that we installed at Castle Hill:

This has been designed to withstand significant abuse which it will face, as would the ones at Yateholme. The people undertaking the ASB are in highly modified and powerful vehicles and do not take a barrier as a reason to stop, we have for example seen our large concrete blocks moved out the way at Cheesgate, which is no easy feat. Looking at the photo of the barrier at Erewash I can understand the cost difference, as it is much less robust and my initial reaction would be a concern over its ability to withstand the abuse it will receive. The locking mechanism for example appears to be reliant on the exposed pins at the centre of the gates.

Kind Regards

Will



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Rich McGill
Deputy Clerk and Responsible Finance Officer

Holme Valley Parish Council
Holmfirth Civic Hall
Huddersfield Road
Holmfirth HD9 3AS

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Email: deputyclerk@holmevalleyparishcouncil.gov.uk