

# Holme Valley Parish Council

To all Members of the Planning Committee

You are hereby summoned to attend a meeting of the **PLANNING STANDING COMMITTEE** to be held at **HONLEY LIBRARY, WEST AVENUE, HONLEY, HD9 6HF** at on **MONDAY 3<sup>rd</sup> July 2023** 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.

### **2324 36 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.

### **2324 37 To accept apologies for absence** **7.16 pm**

### **2324 38 To receive Members' and Officers' personal and disclosable pecuniary interests in items on the agenda** **7.17 pm**

### **2324 39 To consider written requests for new DPI dispensations** **7.18 pm**

### **2324 40 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.

# Holme Valley Parish Council

- 2324 41 To confirm the Minutes of the Previous Meeting 7.20 pm**
- Minutes of the Planning Committee meeting held on 22 May 2023, numbered 2324 18 – 2324 35 inclusive **(B)**
- 2324 42 Completed Kirklees Planning Applications List 7.21 pm**
- To note List 2324-02 updated with the views of the Committee. **(C)**
- 2324 43 Kirklees Council - New Planning Applications 7.22 pm**
- To consider, new or amended applications received from Kirklees Council 16 May 2023 to 27 June 2023 inclusive – List 2324-03 enclosed **(D)**
- 2324 44 Kirklees Council - Planning Officers' Decisions 7.50 pm**
- To note, the list of Decision Notices issued by Kirklees Council for the period 16 May 2023 to 27 June 2023 inclusive **(E)**
- 2324 45 Neighbourhood Planning and Reviewing Parish Council Outcomes 7.51 pm**
- Purchase and placement of additional SID for the Holme Valley**
- At the Full Council meeting on 27th March councillors approved the expenditure of up to £5,000 for a mobile SID. Since then Cllr Moses Crook (Kirklees councillor for Holme Valley South) has offered to act informally as liaison between HVPC and Kirklees regarding locations of the SID.
  - Further discussion is now requested regarding arrangements for purchasing of SID and associated management plan
  - To consider, any further actions regarding this project
- Traffic calming including 20MPH Limits and Zones**
- At the previous Planning meeting on 22<sup>nd</sup> May, Cllr Charles Greaves gave an update on traffic calming measures and proposed:
    - a) To fund traffic calming bollards in the shape of children (“parking Buddies”) near to schools across the Holme Valley for £1850. **(F)**
    - b) To commit to £2,000 to fund extending the Brockholes 20mph zone to Oakes lane
  - Clarification is now requested regarding how the bollards are to be obtained and managed.

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- Clarification is now requested on the Brockholes scheme proposals

To Consider: Proposals a) and b) in principle subject to fully costed plans and resolution of management responsibilities.

To Consider: Any further action

## **2324 46 Peak District National Park Authority 8.05 pm**

- i. - No new planning applications in the 11 April 2023 to 16 May 2023 for updated HVPC comments
- ii. - No new applications from the Peak District National Park were received in the period 16 May 2023 to 27 June 2023.
- iii. - No new decision notices from the Peak District National Park were received in the period 16 May 2023 to 27 June 2023  
To note, Appeal decisions from the Peak District National Park received in the period 16 May to 27 June 2023 **(G)**
- iv. - To note, The election of Virginia Priestly to the Peak Parishes Forum
- v. - To note, Pause to consultation on visitor centre closure
- vi. - Draft Statement of Community Involvement from PDNP **(H)** and accompanying email **(I)**
  - To consider, actions required to progress

## **2223 47 Ongoing Highways campaigns 8.15 pm**

The ongoing campaigns are:

- i. **Hade Edge Road Intersection**
  - To note: Hade Edge Road Intersection Plan **(J)** and accompanying email from Kirklees **(K)**  
To consider, any further actions at this time.
- ii. **Burnlee Road Closure**
- iii. **Ramsden Road**
- iv. **Cartworth Moor Road**
- v. **Cheesegate Nab**
- vi. **Netherthong centre**
- vii. **South Lane**
  - At the last planning committee meeting committee members resolved to meet with Kirklees councillors to try to establish updates and progress on unmade roads and points ii. to vii. A meeting was booked for 29<sup>th</sup> June. Chair to report.

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To consider, any further action.

**2324 48 Unmade Roads, Green Lanes and Byways of the Holme Valley 8.30 pm**

- At the last planning committee meeting committee members resolved to meet with Kirklees councillors to try to establish updates and progress on unmade roads and above points ii. to vii. A meeting was booked for 29<sup>th</sup> June. Chair to report.
- To consider, any further action.

**2324 49 Footpaths and Public Rights of Way 8.35 pm**

- To note, Cllr Wilson was elected to the Public Rights of Way Forum, the meeting on 19<sup>th</sup> June 2023 was postponed until the Autumn (exact date tbc) at Huddersfield Town Hall
- To consider, any further action at this time.

**2324 50 Planning Policy and Guidance 8.37 pm**

- To note: Kirklees officer for Conservation, Design, Ecology & Trees, Helen Bower has declined to attend a planning committee meeting in person and instead has offered support via phone to the Clerking team.
- To consider: Any further action

**2324 51 Committee Budget 2023-24 8.40 pm**

- To note, the Planning Committee has one budget line under its remit. This is 4505 Neighbourhood Plan. Its purpose is to support initiatives arising from the Holme Valley Neighbourhood Development Plan. At the start of the Council year, the budget contains £3,000.  
  
In earmarked reserves, the Committee oversees two funds, -
  - £3,000 earmarked for the Holmfirth Market project
  - £7,000 earmarked for Road Safety; of this up to £5,000 has been committed to the purchase of a SID.

**2324 52 Design Code 8.41 pm**

- The previous council established a Neighborhood Development Plan which includes Policy 4 on “Design Codes for High Quality Shopfronts and Advertisements” **(L)**
- To consider, expanding on Policy 4 Design Codes for High Quality Shopfronts and Advertisements to create a design guide for local businesses.

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- 2324 53**      **Supplementary Planning Documents**      **8.50 pm**
- To note, Supplementary Planning Documents (SPDs) circulated by the Assistant Clerk to councillors to support informed commenting on development proposals.
- 2324 54**      **West Yorkshire Combined Authority Rail Strategy Consultation**      **8.52 pm**
- To consider, response to consultation **(M)**
- 2324 55**      **Publicising the work of Holme Valley Parish Council**      **8.57 pm**
- To consider, recent events or news that this Committee wishes to publicise via the press, Parish Council website or social media.

Close **8.58 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.



Gemma Sharp  
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# Holme Valley Parish Council

## DRAFT MINUTES OF THE PLANNING STANDING COMMITTEE HELD AT THE CIVIC, HOLMFIRTH MONDAY 22 MAY 2023

Those present:

Chair: Cllr Andy Wilson

Councillors: Cllr Mary Blacka, Cllr Isaac Barnett, Cllr Adrian James, Cllr Stephen Ransby, Cllr Pat Colling,  
Cllr Martin Rostron, Cllr Tom Dixon, Cllr Joanne Liles

Officer: Mrs Gemma Sharp (Assistant Clerk)

Also present: Mr Rich McGill (Deputy Clerk/RFO)

### Welcome

Cllr Wilson welcomed the new committee and members of the public and outlined protocol for speaking.

### Open Session at Planning

Six members of the public were present to speak about 2 specific planning applications under Item 2324 27.

One member of the public was present to speak about agenda item 2324 29

**RESOLVED:** At this point, Members voted to suspend standing orders so that the member of the public could speak on that application when it arose under the new Kirklees applications list 2324 27.

**RESOLVED:** Members further resolved to amend the order of the applications list so that the application the member of the public was in attendance for could be put to the top of the list order.

### **2324 18 Public Bodies (Admission to Meetings) Act 1960 amended by the Openness of Local Government Bodies Regulations 2014 on 6 August 2014**

As Local (Parish and Town) Council meetings can now be recorded, the Chair checked if any members of the public wished to record the meeting, to ensure reasonable facilities could be provided. None wanted to record the meeting. The meeting was already being recorded by the Officer for public broadcast via the Holme Valley Parish Council YouTube channel.

### **2324 19 To accept apologies for absence**

Cllr Fernandes had submitted an apology with the reason for her absence.

**RESOLVED:** The reason for Cllr Fernandes' absence was approved by the Committee

Cllr Fenwick was absent. Cllr Liles had advised that Cllr Fenwick would be absent

### **2324 20 To receive Members' and Officers' personal and disclosable pecuniary interests in items on the agenda**

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**RESOLVED:** Cllr J Liles declared a personal interest in Kirklees planning application 2324/02/09 under agenda item 2324 27.

The Chair declared a personal interest in Kirklees planning application 2324/02/17 under agenda item 2324 27.

Cllr Rostron declared a personal interest in Kirklees planning application 2324/02/14 under agenda item 2324 27.

## **2324 21 To consider written requests for new DPI dispensations**

None had been received.

## **2324 22 To consider whether items on the agenda should be discussed in private session**

**RESOLVED:** It was determined that no item would be heard in private session.

## **2324 23 To confirm the Minutes of the Previous Meeting**

**RESOLVED:** The minutes of the Planning Committee meeting held on 17 April 2023, numbered 2223 01 – 2223 17 inclusive were approved.

## **2324 24 To Elect a Vice Chair**

**RESOLVED:** Cllr Thomas Dixon was elected as Vice Chair of the Planning Standing Committee

## **2324 25 Ward coverage on the Committee**

Ideally, Councillors should review all new planning applications on the planning list. However, sometimes this may not be possible due to time constraints. Councillors should as a minimum review all the planning applications in their own parish ward.

Where there are no members for a ward on the Planning Committee, it is beneficial if a designated member reviews applications for that ward.

Cllr Wilson suggested that it would be useful if all Members looked at the applications pertaining to one other ward than their own, and that he would draw up a list of Members and wards in due course. Some members suggested second wards that they would undertake to review planning applications in addition to their own.

**RESOLVED:** For future planning committee sessions Cllr Colling will take responsibility for reviewing new applications in all Honley Wards.

## **2324 29 Neighbourhood Planning and Reviewing Parish Council Outcomes**

At this point Cllrs **RESOLVED:** to suspend standing orders to allow for part of Item 2324 29 (report from Cllr Greaves) to be brought forward.

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Cllr Greaves, present as a Kirklees Holme Valley North Councillor and member of the public, summarised some of the ongoing work within Kirklees on local Highways issues in the Home Valley at Magdale and Brockholes. He also reported on plans for the purchase of Road Safety Parking Buddy Pavement Safety Signs and proposals for funding the movement of SIDs

Item 2324 29 continued in sequence following Cllr Greaves' report

## **2324 26 Completed Kirklees Planning Applications List**

**NOTED:** The Committee noted list 2223-10 updated with the views of the Committee.

## **2324 27 Kirklees Council - New Planning Applications**

To consider, new or amended applications received from Kirklees Council 11 April 2023 to 16 May 2023 inclusive – List 2324 02 enclosed.

At this point, as resolved above, the order of the planning applications was changed to move the applications to the top of the order which the members of the public was present to speak on.

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

## **2324 28 Kirklees Council - Planning Officers' Decisions**

**NOTED:** The Planning Committee noted the list of Decision Notices issued by Kirklees Council for the period 11 April 2022 to 16 May 2023 inclusive.

## **2324 29 Neighbourhood Planning and Reviewing Parish Council Outcomes**

Following the earlier update and proposals from Cllr Greaves, Councillors **RESOLVED:** to defer further discussion and resolutions on the item on traffic calming and 20MPH limit zones to the next planning committee meeting on 3 July 2023.

## **2324 30 Peak District National Park Authority**

- i. **NOTED:** Members noted List 2224-01PD updated with the views of the Committee.
- ii. No new or amended applications were received from the Peak District National Park Authority 11 April 2023 to 16 May 2023 inclusive.
- iii. **NOTED:** The Committee noted the list of Decision Notices issued by the Peak District National Park Authority for the period 03 January 2023 to 11 April 2023 inclusive.



## **2324 31 Ongoing Highways campaigns**

The ongoing campaigns are:

- i. **Hade Edge Road Intersection**
- ii. **Burnlee Road Closure**
- iii. **Ramsden Road**
- iv. **Cartworth Moor Road**
- v. **Cheesegate Nab**

**NOTED:** It was noted by members that a follow-up email to the previous three letters had been sent to Graham West to seek updates on all of the local issues with unmade roads identified above, - Burnlee Road, Ramsden Road, Cartworth Moor Road, and Cheesegate Nab. There had been no response either to the letters or the email.

**RESOLVED:** Due to the lack of progress and updates on the listed campaigns, and following repeated correspondence with no response members resolved to meet with Holme Valley South Kirklees ward councilors and also invite Holme Valley North Kirklees ward councillors to attempt to establish further progress and updates.

## **2324 32 Unmade Roads, Green Lanes and Byways of the Holme Valley**

**RESOLVED:** It was resolved that the clerking team would escalate the previous correspondence and write to the Kirklees Chief Executive on behalf of the planning committee to get an update on all the local issues with unmade roads identified above, - Burnlee Road, Ramsden Road, Cartworth Moor Road, and Cheesegate Nab.

## **2324 33 Footpaths and Public Rights of Way**

- i. **NOTED:** Cllr Wilson was elected to the Public Rights of Way Forum  
The next meeting is Monday 19<sup>th</sup> June 2023 7pm at Huddersfield Town Hall, as Cllr Wilson is unable to attend this date, Cllr Green has agreed to attend in his place.
- ii. **NOTED:** To note, The Assistant clerk posted to Facebook regarding the consultation on Washpit Mills investigation of an application to modify the Definitive Map and Statement and create a byway-open-to-all-traffic (BOAT)."

## **2324 34 Planning Policy and Guidance**

Nothing new to note

## **2324 35 Committee Budget 2023-24**

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The Planning Committee has one budget line under its remit. This is 4505 Neighbourhood Plan. Its purpose is to support initiatives arising from the Holme Valley Neighbourhood Development Plan.

**NOTED:** The Planning Committee noted that, at the start of the Council year, the 4505 Neighbourhood Plan budget line contains £3,000. Furthermore, it was noted that in earmarked reserves, the Committee oversees two funds created from underspends on the 2022-23 budget, -

- £3,000 earmarked for the Holmfirth Market project
- £7,000 earmarked for Road Safety, - of which up to £5,000 has been committed to the purchase of a SID.

## **2324 36 Publicising the work of Holme Valley Parish Council**

Members considered recent events or news that this Committee wishes to publicise via the press, Parish Council website or social media.

Close

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**Chair**

## Holme Valley Parish Council

Planning applications lodged with Kirklees from **11 04 2023** to **16 05 2023** - **List 2324-02**. The following applications will be considered by Holme Valley Parish Council ahead of the Planning Committee meeting **22/05/2023**. 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 [assistantclerk@holmevalleyparishcouncil.gov.uk](mailto:assistantclerk@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](http://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.

<b>HVPC Reference:</b>	2324/02/01
<b>Application No:</b>	2023/62/90708/W
<b>Proposed Development:</b>	Erection of two storey side extension and single storey rear extension, associated landscaping works and widening of existing driveway and alterations
<b>Location:</b>	5, Leas Avenue, Netherthong, Holmfirth, HD9 3EP
<b>OS Map Ref:</b>	SE 414047.2021409329.27
<b>Link:</b>	<a href="http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2023/90708">http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2023/90708</a>
<b>Ward/Councillors:</b>	Netherthong
<b>HVPC Comment:</b>	Support
<b>Decision:</b>	

<b>HVPC Reference:</b>	2324/02/02
<b>Application No:</b>	2023/62/90787/W
<b>Proposed Development:</b>	Erection of side and rear dormers and loft conversion and alterations
<b>Location:</b>	39, Bradshaw Road, Honley, Holmfirth, HD9 6DX
<b>OS Map Ref:</b>	SE 413568.9431411470.8437
<b>Link:</b>	<a href="http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2023/90787">http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2023/90787</a>
<b>Ward/Councillors:</b>	Honley South
<b>HVPC Comment:</b>	Support
<b>Decision:</b>	

<b>HVPC Reference:</b>	2324/02/03
<b>Application No:</b>	2023/62/90516/W
<b>Proposed Development:</b>	Erection of single storey side extension and porch
<b>Location:</b>	The Mount, 90, Station Road, Holmfirth, HD9 1AE
<b>OS Map Ref:</b>	SE 414591.0591408705.9257
<b>Link:</b>	<a href="http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2023/90516">http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2023/90516</a>
<b>Ward/Councillors:</b>	Holmfirth Central
<b>HVPC Comment:</b>	Support
<b>Decision:</b>	

<b>HVPC Reference:</b>	2324/02/04
<b>Application No:</b>	2023/44/90919/W
<b>Proposed Development:</b>	Discharge conditions 5 (surfacing materials), 6 (enclosure) on previous permission 2021/92946 for demolition of Holmfirth Market Hall, extension and redevelopment of existing Huddersfield Road Car Park to include improvements to the existing vehicular entrance point on the A6024, the creation of a new vehicular access point onto the A6024, the creation of a new widened pedestrian bridge over the River Holme and associated landscaping, lighting and drainage works (within a Conservation Area)
<b>Location:</b>	Huddersfield Road Car Park and Holmfirth Market Hall, Huddersfield Road, Holmfirth, HD9 3JH
<b>OS Map Ref:</b>	SE 414145.1591408142.7888
<b>Link:</b>	<a href="http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2023/90919">http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2023/90919</a>
<b>Ward/Councillors:</b>	Holmfirth Central
<b>HVPC Comment:</b>	No observation. Defer to Kirklees Officers.
<b>Decision:</b>	

<b>HVPC Reference:</b>	2324/02/05
<b>Application No:</b>	2023/62/90866/W
<b>Proposed Development:</b>	Erection of pergola, raised terrace and oak entrance structure and alterations
<b>Location:</b>	Stable Court, Far Cliffe, Cliff House Lane, Holmfirth, HD9 1XA
<b>OS Map Ref:</b>	SE 414745.4071408681.2715
<b>Link:</b>	<a href="http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2023/90866">http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2023/90866</a>
<b>Ward/Councillors:</b>	Wooldale
<b>HVPC Comment:</b>	Support
<b>Decision:</b>	

<b>HVPC Reference:</b>	2324/02/06
<b>Application No:</b>	2023/62/90840/W
<b>Proposed Development:</b>	Erection of single storey rear extension
<b>Location:</b>	Langdale, 8, Broad Lane, Upperthong, Holmfirth, HD9 3JS
<b>OS Map Ref:</b>	SE 413295.082408068.995
<b>Link:</b>	<a href="http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2023/90840">http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2023/90840</a>
<b>Ward/Councillors:</b>	Upperthong
<b>HVPC Comment:</b>	WITHDRAWN
<b>Decision:</b>	

<b>HVPC Reference:</b>	2324/02/07
<b>Application No:</b>	2023/62/90656/W
<b>Proposed Development:</b>	Change of use of agricultural building and land for equestrian stables/storage, formation of menage and stallion walk out area and erection of field shelter
<b>Location:</b>	Springhead Farm and Springhead Stud, Scholes Moor Road, Hade Edge, Holmfirth, HD9 1RU
<b>OS Map Ref:</b>	SE 415149.6259406010.141
<b>Link:</b>	<a href="http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2023/90656">http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2023/90656</a>
<b>Ward/Councillors:</b>	Scholes
<b>HVPC Comment:</b>	Support
<b>Decision:</b>	

<b>HVPC Reference:</b>	2324/02/08
<b>Application No:</b>	2023/62/90869/W
<b>Proposed Development:</b>	Alterations to integral garage and increase in roof height to extend living accommodation
<b>Location:</b>	83, Brockholes Lane, Brockholes, Holmfirth, HD9 7EB
<b>OS Map Ref:</b>	SE 415354.7238411032.9602
<b>Link:</b>	<a href="http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2023/90869">http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2023/90869</a>
<b>Ward/Councillors:</b>	Brockholes
<b>HVPC Comment:</b>	Support
<b>Decision:</b>	

<b>HVPC Reference:</b>	2324/02/09
<b>Application No:</b>	2023/CL/90968/W
<b>Proposed Development:</b>	Certificate of lawfulness for existing development, building operations comprising the construction of a detached dwelling.
<b>Location:</b>	Whicking Clough Farm, Bedding Edge Road, Hepworth, Holmfirth, HD9 1TP
<b>OS Map Ref:</b>	SE 417443.1478405274.673
<b>Link:</b>	<a href="http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2023/90968">http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2023/90968</a>
<b>Ward/Councillors:</b>	Hepworth
<b>HVPC Comment:</b>	Support
<b>Decision:</b>	

<b>HVPC Reference:</b>	2324/02/10
<b>Application No:</b>	2023/62/90898/W
<b>Proposed Development:</b>	Conversion of existing redundant garages to ancillary living accommodation (within a Conservation Area)
<b>Location:</b>	Carr Mount, Cooper Lane, Holmfirth, HD9 3HU
<b>OS Map Ref:</b>	SE 414168.8203408321.4102
<b>Link:</b>	<a href="http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2023/90898">http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2023/90898</a>
<b>Ward/Councillors:</b>	Holmfirth Central
<b>HVPC Comment:</b>	Support subject to condition that accommodation is not used as a holiday let, - must remain residential.
<b>Decision:</b>	

<b>HVPC Reference:</b>	2324/02/11
<b>Application No:</b>	2023/62/90952/W
<b>Proposed Development:</b>	Erection of single storey rear extension and alterations
<b>Location:</b>	East View, 82E, Woodhead Road, Holmfirth, HD9 2PR
<b>OS Map Ref:</b>	SE 412992.0115407460.389
<b>Link:</b>	<a href="http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2023/90952">http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2023/90952</a>
<b>Ward/Councillors:</b>	Upper Holme Valley
<b>HVPC Comment:</b>	Support
<b>Decision:</b>	

<b>HVPC Reference:</b>	2324/02/12
<b>Application No:</b>	2023/70/90907/W
<b>Proposed Development:</b>	Variation condition 16 (working hours) on previous permission 2022/90391 for variation condition 16 (working hours) on previous permission 2016/94262 for erection of industrial development of sui-generis, B1 and B8 floor space
<b>Location:</b>	adj, Neiley Garage, (Neiley Industrial Park), New Mill Road, Honley, Holmfirth, HD9 6QE
<b>OS Map Ref:</b>	SE 414634.0975411695.2042
<b>Link:</b>	<a href="http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2023/90907">http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2023/90907</a>
<b>Ward/Councillors:</b>	Honley Central and East
<b>HVPC Comment:</b>	Support
<b>Decision:</b>	

<b>HVPC Reference:</b>	2324/02/13
<b>Application No:</b>	2023/62/90893/W
<b>Proposed Development:</b>	Demolition of outbuildings and erection of detached dwelling
<b>Location:</b>	Land Adj, 325/327, Dunford Road, Hade Edge, Holmfirth, HD9 2RT
<b>OS Map Ref:</b>	SE 414621.8554405474.7347
<b>Link:</b>	<a href="http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2023/90893">http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2023/90893</a>
<b>Ward/Councillors:</b>	Scholes
<b>HVPC Comment:</b>	Support. The Parish Council wishes to compliment the applicant on the inclusion of an air source heat pump. The development should not be allowed to become a holiday let.
<b>Decision:</b>	

<b>HVPC Reference:</b>	2324/02/14
<b>Application No:</b>	2023/62/90990/W
<b>Proposed Development:</b>	Change of use of and external alterations to agricultural building and stables/livery yard to Class B8 Self-Storage units
<b>Location:</b>	Oldfield Road Farm, Oldfield Road, Honley, Holmfirth, HD9 6RL
<b>OS Map Ref:</b>	SE 413842410619
<b>Link:</b>	<a href="http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2023/90990">http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2023/90990</a>
<b>Ward/Councillors:</b>	Honley South - CGn
<b>HVPC Comment:</b>	Support
<b>Decision:</b>	

<b>HVPC Reference:</b>	2324/02/15
<b>Application No:</b>	2023/62/90823/W
<b>Proposed Development:</b>	Erection of single storey front and rear extensions
<b>Location:</b>	50, Station Road, Honley, Holmfirth, HD9 6LL
<b>OS Map Ref:</b>	SE 414478.6341412286.4462
<b>Link:</b>	<a href="http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2023/90823">http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2023/90823</a>
<b>Ward/Councillors:</b>	Honley Central and East - <b>PC</b> TM SS
<b>HVPC Comment:</b>	Support
<b>Decision:</b>	

<b>HVPC Reference:</b>	2324/02/16
<b>Application No:</b>	2023/62/90905/W
<b>Proposed Development:</b>	Erection of single storey rear extension
<b>Location:</b>	6, Edgemoor Road, Honley, Holmfirth, HD9 6HP
<b>OS Map Ref:</b>	SE 413229.2061411395.8204
<b>Link:</b>	<a href="http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2023/90905">http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2023/90905</a>
<b>Ward/Councillors:</b>	Honley West - SE CG
<b>HVPC Comment:</b>	Support
<b>Decision:</b>	

<b>HVPC Reference:</b>	2324/02/17
<b>Application No:</b>	2023/62/90969/W
<b>Proposed Development:</b>	Erection of two storey extension to existing farmhouse and alterations
<b>Location:</b>	11, Hill House Lane, Holmfirth, HD9 2RL
<b>OS Map Ref:</b>	SE 413160.65406648.82
<b>Link:</b>	<a href="http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2023/90969">http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2023/90969</a>
<b>Ward/Councillors:</b>	Upper Holme Valley
<b>HVPC Comment:</b>	<p>No comment. Defer to Kirklees Officers.</p> <p>The Parish Council wished to point out that the application/plans were unclear, and that a newbuild should have a more detailed climate mitigation statement. There were also concerns about the impact on the public right of way.</p>
<b>Decision:</b>	

<b>HVPC Reference:</b>	2324/02/18
<b>Application No:</b>	2023/62/90693/W
<b>Proposed Development:</b>	Siting of container for maintenance equipment (within a Conservation Area)
<b>Location:</b>	Land off, River Park, Honley, Holmfirth, HD9 6PS
<b>OS Map Ref:</b>	SE 413882.8739412352.1962
<b>Link:</b>	<a href="http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2023/90693">http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2023/90693</a>
<b>Ward/Councillors:</b>	Honley Central and East
<b>HVPC Comment:</b>	Support subject to Kirklees Conservation Officer approval
<b>Decision:</b>	

<b>HVPC Reference:</b>	2324/02/19
<b>Application No:</b>	2023/62/90830/W
<b>Proposed Development:</b>	Change of use and alterations to convert 1 dwelling to 2 dwellings
<b>Location:</b>	Butterley Leys Farm, Spring Lane, New Mill, Holmfirth, HD9 7EH
<b>OS Map Ref:</b>	SE 416422.4602408537.1135
<b>Link:</b>	<a href="http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2023/90830">http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2023/90830</a>
<b>Ward/Councillors:</b>	Fulstone
<b>HVPC Comment:</b>	Support
<b>Decision:</b>	

<b>HVPC Reference:</b>	2324/02/20
<b>Application No:</b>	2023/62/91075/W
<b>Proposed Development:</b>	Erection of single storey front extension (within a Conservation Area)
<b>Location:</b>	22, Out Lane, Netherthong, Holmfirth, HD9 3EQ
<b>OS Map Ref:</b>	SE 413907.568409741.4874
<b>Link:</b>	<a href="http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2023/91075">http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2023/91075</a>
<b>Ward/Councillors:</b>	Netherthong
<b>HVPC Comment:</b>	Support subject to Conservation Officer approval
<b>Decision:</b>	

<b>HVPC Reference:</b>	2324/02/21
<b>Application No:</b>	2023/62/91063/W
<b>Proposed Development:</b>	Erection of extension to existing store and new livestock shed for cattle
<b>Location:</b>	Meadow Nook Farm, Haddingley Lane, Cumberworth, Huddersfield, HD8 8YA
<b>OS Map Ref:</b>	SE 419145.1768408254.5447
<b>Link:</b>	<a href="http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2023/91063">http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2023/91063</a>
<b>Ward/Councillors:</b>	Fulstone
<b>HVPC Comment:</b>	Support
<b>Decision:</b>	



<b>HVPC Reference:</b>	2324/02/22
<b>Application No:</b>	2023/62/91045/W
<b>Proposed Development:</b>	Erection of single storey rear extension and alterations
<b>Location:</b>	40, Town End Road, Wooldale, Holmfirth, HD9 1AH
<b>OS Map Ref:</b>	SE 414909.8412408967.0865
<b>Link:</b>	<a href="http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2023/91045">http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2023/91045</a>
<b>Ward/Councillors:</b>	Wooldale
<b>HVPC Comment:</b>	Support
<b>Decision:</b>	

<b>HVPC Reference:</b>	2324/02/23
<b>Application No:</b>	2023/62/91118/W
<b>Proposed Development:</b>	Demolition of existing conservatory and erection of single storey rear extension
<b>Location:</b>	38, Burnlee Road, Holmfirth, HD9 2PS
<b>OS Map Ref:</b>	SE 413039.7753407745.5503
<b>Link:</b>	<a href="http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2023/91118">http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2023/91118</a>
<b>Ward/Councillors:</b>	Upperthong
<b>HVPC Comment:</b>	Support
<b>Decision:</b>	

<b>HVPC Reference:</b>	2324/02/24
<b>Application No:</b>	2023/62/91042/W
<b>Proposed Development:</b>	Raising of roof height and alterations to convert detached garage to ancillary accommodation
<b>Location:</b>	Deershaw House, Deershaw Lane, Cumberworth, Huddersfield, HD8 8YB
<b>OS Map Ref:</b>	SE 418273.3796408088.2001
<b>Link:</b>	<a href="http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2023/91042">http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2023/91042</a>
<b>Ward/Councillors:</b>	Fulstone
<b>HVPC Comment:</b>	Support
<b>Decision:</b>	

<b>HVPC Reference:</b>	2324/02/25
<b>Application No:</b>	2023/62/90863/W
<b>Proposed Development:</b>	Formation of vehicular access, engineering operations and formation of retaining structures
<b>Location:</b>	453, New Mill Road, Brockholes, Holmfirth, HD9 7EF
<b>OS Map Ref:</b>	SE 415296.6191410687.648
<b>Link:</b>	<a href="http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2023/90863">http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2023/90863</a>
<b>Ward/Councillors:</b>	Wooldale
<b>HVPC Comment:</b>	Support in principle but defer to Kirklees Highways regarding potential issues of encroachment onto the pavement.
<b>Decision:</b>	

<b>HVPC Reference:</b>	2324/02/26
<b>Application No:</b>	2023/62/91136/W
<b>Proposed Development:</b>	Demolition of rear extension, erection of replacement rear extension, erection of first floor extension to side, reinstatement of external doors to rear and alterations
<b>Location:</b>	4, White Wells Road, Scholes, Holmfirth, HD9 1TB
<b>OS Map Ref:</b>	SE 415790.5751407363.7012
<b>Link:</b>	<a href="http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2023/91136">http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2023/91136</a>
<b>Ward/Councillors:</b>	Scholes
<b>HVPC Comment:</b>	Support
<b>Decision:</b>	

<b>HVPC Reference:</b>	2324/02/27
<b>Application No:</b>	2023/62/91222/W
<b>Proposed Development:</b>	Erection of single storey rear extension
<b>Location:</b>	10, Spring Lane, Holmfirth, HD9 2LN
<b>OS Map Ref:</b>	SE 413089.7606407885.9867
<b>Link:</b>	<a href="http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2023/91222">http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2023/91222</a>
<b>Ward/Councillors:</b>	Upperthong
<b>HVPC Comment:</b>	Support
<b>Decision:</b>	

<b>HVPC Reference:</b>	2324/02/28
<b>Application No:</b>	2023/62/91208/W
<b>Proposed Development:</b>	Alterations to convert garage to living accommodation and erection of porch extension
<b>Location:</b>	11, Honey Head Lane, Honley, Holmfirth, HD9 6RW
<b>OS Map Ref:</b>	SE 413632.6659411209.6211
<b>Link:</b>	<a href="http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2023/91208">http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2023/91208</a>
<b>Ward/Councillors:</b>	Honley South
<b>HVPC Comment:</b>	Oppose due to loss of parking provision.
<b>Decision:</b>	

<b>HVPC Reference:</b>	2324/02/29
<b>Application No:</b>	2023/70/91177/W
<b>Proposed Development:</b>	Variation of condition 2 (plans) on previous permission 2020/94123 for erection of extensions and alterations to front, side and rear, formation of a raised terrace, erection of detached garage
<b>Location:</b>	2, Little Lane, Wooldale, Holmfirth, HD9 1QF
<b>OS Map Ref:</b>	SE 415382.0993408926.0341
<b>Link:</b>	<a href="http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2023/91177">http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2023/91177</a>
<b>Ward/Councillors:</b>	Wooldale
<b>HVPC Comment:</b>	No observation. Defer to Kirklees Officers.
<b>Decision:</b>	

<b>HVPC Reference:</b>	2324/02/30
<b>Application No:</b>	2023/62/91034/W
<b>Proposed Development:</b>	Alterations to convert detached garage to provide additional ancillary accommodation (within a Conservation Area)
<b>Location:</b>	17, Huddersfield Road, Holmfirth, HD9 2JR
<b>OS Map Ref:</b>	SE 414033.904408124.2774
<b>Link:</b>	<a href="http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2023/91034">http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2023/91034</a>
<b>Ward/Councillors:</b>	Upperthong
<b>HVPC Comment:</b>	Support subject to Conservation Officer approval
<b>Decision:</b>	

<b>HVPC Reference:</b>	2324/02/31
<b>Application No:</b>	2023/62/91195/W
<b>Proposed Development:</b>	Erection of two semi detached dwellings with integral garaging and associated external works
<b>Location:</b>	Land adj, 80, Greenhill Bank Road, New Mill, Holmfirth, HD9 1ER
<b>OS Map Ref:</b>	SE 416013.4344408366.2666
<b>Link:</b>	<a href="http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2023/91195">http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2023/91195</a>
<b>Ward/Councillors:</b>	Fulstone
<b>HVPC Comment:</b>	Support in principle with reservations. 1) Concerns regarding proximity to green belt 2) Highways road safety issues concerning sightlines 3) Concern of potential run-off flooding 4) Concerns regarding contaminated land. The Parish Council would expect that new-build developments like this one would include much more detail on efforts to promote renewables and energy efficiency. The Holme Valley Neighbourhood Plan Policy 12: Promoting Sustainability p152 states "All new buildings should incorporate technologies which generate or source energy from renewable, low carbon sources."
<b>Decision:</b>	

<b>HVPC Reference:</b>	2324/02/32
<b>Application No:</b>	2023/62/91112/W
<b>Proposed Development:</b>	Erection of first floor extension and extend off street parking area/drive
<b>Location:</b>	19, Holme View Drive, Upperthong, Holmfirth, HD9 3HL
<b>OS Map Ref:</b>	SE 412839.2531408228.5291
<b>Link:</b>	<a href="http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2023/91112">http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2023/91112</a>
<b>Ward/Councillors:</b>	Upperthong
<b>HVPC Comment:</b>	Support
<b>Decision:</b>	

<b>HVPC Reference:</b>	2324/02/33
<b>Application No:</b>	2023/70/91242/W
<b>Proposed Development:</b>	Variation of condition 2 on previous planning permission no. 2022/93104 for variation of condition 2 on planning permission no. 2021/90829 for the erection of detached dwelling
<b>Location:</b>	31, Upper Bank End Road, Holmfirth, HD9 1EP
<b>OS Map Ref:</b>	SE 414747407584
<b>Link:</b>	<a href="http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2023/91242">http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2023/91242</a>
<b>Ward/Councillors:</b>	Holmfirth Central
<b>HVPC Comment:</b>	No observation. Defer to Kirklees Officers.
<b>Decision:</b>	

<b>HVPC Reference:</b>	2324/02/34
<b>Application No:</b>	2023/60/91158/W
<b>Proposed Development:</b>	Outline application for erection of residential development
<b>Location:</b>	adj, 125, Royds Avenue, New Mill, Holmfirth, HD9 1LL
<b>OS Map Ref:</b>	SE 416107.294408913.4097
<b>Link:</b>	<a href="http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2023/91158">http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2023/91158</a>
<b>Ward/Councillors:</b>	Fulstone
<b>HVPC Comment:</b>	Support, but the Parish Council would expect that newbuild developments like this one would include much more detail on efforts to promote renewables and energy efficiency. The Holme Valley Neighbourhood Plan Policy 12: Promoting Sustainability p152 states “All new buildings should incorporate technologies which generate or source energy from renewable, low carbon sources.”
<b>Decision:</b>	

<b>HVPC Reference:</b>	2324/02/35
<b>Application No:</b>	2023/62/91184/W
<b>Proposed Development:</b>	Erection of two storey side and rear and single storey rear extensions
<b>Location:</b>	72, Meltham Road, Honley, Holmfirth, HD9 6HL
<b>OS Map Ref:</b>	SE 413296.5043411532.9417
<b>Link:</b>	<a href="http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2023/91184">http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2023/91184</a>
<b>Ward/Councillors:</b>	Honley West
<b>HVPC Comment:</b>	Oppose on the basis of over-intensification, - inadequate provision of parking for a larger property.
<b>Decision:</b>	

<b>HVPC Reference:</b>	2324/02/36
<b>Application No:</b>	2023/62/91209/W
<b>Proposed Development:</b>	Erection of single storey rear extension and extension to existing raised terrace
<b>Location:</b>	15, Quarry Close, Brockholes, Holmfirth, HD9 7AY
<b>OS Map Ref:</b>	SE 415389.2957410766.8654
<b>Link:</b>	<a href="http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2023/91209">http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2023/91209</a>
<b>Ward/Councillors:</b>	Brockholes
<b>HVPC Comment:</b>	No comment. Defer to Kirklees Officers.
<b>Decision:</b>	

<b>HVPC Reference:</b>	2324/02/37
<b>Application No:</b>	2023/62/91052/W
<b>Proposed Development:</b>	Erection of 6 holiday cabins and hot food kiosk with associated regrading of land and landscape work
<b>Location:</b>	The Pickled Pheasant, Woodhead Road, Holmbridge, Holmfirth, HD9 2NQ
<b>OS Map Ref:</b>	SE 412105.56406815.89
<b>Link:</b>	<a href="http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2023/91052">http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2023/91052</a>
<b>Ward/Councillors:</b>	Upper Holme Valley
<b>HVPC Comment:</b>	Oppose on the basis of 1) highways, - road safety issues at the blind junction of Woodhead Road and Field End Lane, 2) potential flood risk, 3) loss of visual amenity, 4) potential extra noise and disturbance from groups using the accommodation and the food kiosk, 5) potential loss of green space.
<b>Decision:</b>	

<b>HVPC Reference:</b>	2324/02/38
<b>Application No:</b>	2023/65/91047/W
<b>Proposed Development:</b>	Listed Building consent for replacement of existing single glazed sliding sash windows with new double glazed units
<b>Location:</b>	Hall Ing House, 132, Hall Ing Lane, Honley, Holmfirth, HD9 6QX
<b>OS Map Ref:</b>	SE 415223.2546411843.6812
<b>Link:</b>	<a href="http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2023/91047">http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2023/91047</a>
<b>Ward/Councillors:</b>	Brockholes
<b>HVPC Comment:</b>	WITHDRAWN
<b>Decision:</b>	

<b>HVPC Reference:</b>	2324/02/39
<b>Application No:</b>	2023/62/91206/W
<b>Proposed Development:</b>	Demolition of existing utility and erection of single storey rear extension
<b>Location:</b>	5, Sycamore Terrace, Honley, Holmfirth, HD9 6EH
<b>OS Map Ref:</b>	SE 413467.0134411199.6834
<b>Link:</b>	<a href="http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2023/91206">http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2023/91206</a>
<b>Ward/Councillors:</b>	Honley South
<b>HVPC Comment:</b>	Support
<b>Decision:</b>	

<b>HVPC Reference:</b>	2324/02/40
<b>Application No:</b>	2023/62/91291/W
<b>Proposed Development:</b>	Erection of single storey rear extension
<b>Location:</b>	28, Laithe Avenue, Holmbridge, Holmfirth, HD9 2PJ
<b>OS Map Ref:</b>	SE 412370.9565406575.6495
<b>Link:</b>	<a href="http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2023/91291">http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2023/91291</a>
<b>Ward/Councillors:</b>	Upper Holme Valley
<b>HVPC Comment:</b>	Support
<b>Decision:</b>	

<b>HVPC Reference:</b>	2324/02/41
<b>Application No:</b>	2023/64/91278/W
<b>Proposed Development:</b>	Advertisement consent for erection of illuminated and nonilluminated signs
<b>Location:</b>	White Horse Inn, Scholes Road, Jackson Bridge, Holmfirth, HD9 1LY
<b>OS Map Ref:</b>	SE 416402.6948407402.2854
<b>Link:</b>	<a href="http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2023/91278">http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2023/91278</a>
<b>Ward/Councillors:</b>	Scholes
<b>HVPC Comment:</b>	Support
<b>Decision:</b>	

<b>HVPC Reference:</b>	2324/02/42
<b>Application No:</b>	2023/62/91273/W
<b>Proposed Development:</b>	Demolition of existing conservatory and erection of single storey extension with terrace over and alterations to the roof
<b>Location:</b>	72, Dunford Road, Holmfirth, HD9 2DR
<b>OS Map Ref:</b>	SE 414416.6175407978.8154
<b>Link:</b>	<a href="http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2023/91273">http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2023/91273</a>
<b>Ward/Councillors:</b>	Holmfirth Central
<b>HVPC Comment:</b>	Support
<b>Decision:</b>	

<b>HVPC Reference:</b>	2324/02/43
<b>Application No:</b>	2023/N /91077/W
<b>Proposed Development:</b>	Prior notification for erection of agricultural building
<b>Location:</b>	adj, Deershaw House, Deershaw Lane, Cumberworth, Huddersfield, HD8 8YB
<b>OS Map Ref:</b>	SE 418341.0066408043.9926
<b>Link:</b>	<a href="http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2023/91077">http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2023/91077</a>
<b>Ward/Councillors:</b>	Fulstone
<b>HVPC Comment:</b>	Support
<b>Decision:</b>	

<b>HVPC Reference:</b>	2324/02/44
<b>Application No:</b>	2023/62/91212/W
<b>Proposed Development:</b>	Erection of 16 dwellings with access from Laithe Avenue
<b>Location:</b>	Land off, Bankfield Drive, Holmebridge, Holmfirth, HD9 2PH
<b>OS Map Ref:</b>	SE 412155.678406547.7226
<b>Link:</b>	<a href="http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2023/91212">http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2023/91212</a>
<b>Ward/Councillors:</b>	Upper Holme Valley
<b>HVPC Comment:</b>	Oppose on the basis of 1) highways safety, - narrow and steep access lane subject to a significant increase in usage, 2) poor mix of affordable housing contravenes the Kirklees Supplementary Planning Document LP11. Poor on climate emergency mitigation. The Parish Council would expect that large-scale developments like this one would include much more detail on efforts to promote renewables and energy efficiency. The Holme Valley Neighbourhood Plan Policy 12: Promoting Sustainability p152 states “All new buildings should incorporate technologies which generate or source energy from renewable, low carbon sources.”
<b>Decision:</b>	

<b>HVPC Reference:</b>	2324/02/45
<b>Application No:</b>	2023/70/91296/W
<b>Proposed Development:</b>	Variation condition 2 (plans) on Listed Building consent 2021/91601 for erection of single storey rear extension, replacement front door and associated alterations
<b>Location:</b>	The Cottage, Snowgate Head Lane, New Mill, Holmfirth, HD9 7DH
<b>OS Map Ref:</b>	SE 417729.8506408637.4664
<b>Link:</b>	<a href="http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2023/91296">http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2023/91296</a>
<b>Ward/Councillors:</b>	Fulstone
<b>HVPC Comment:</b>	No observation. Defer to Kirklees Listed Buildings Officer.
<b>Decision:</b>	

<b>HVPC Reference:</b>	2324/02/46
<b>Application No:</b>	2023/62/91157/W
<b>Proposed Development:</b>	Installation of first floor window
<b>Location:</b>	Damhouse, 22, Cartworth Road, Holmfirth, HD9 2ST
<b>OS Map Ref:</b>	SE 414252.5466407345.8923
<b>Link:</b>	<a href="http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2023/91157">http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2023/91157</a>
<b>Ward/Councillors:</b>	Holmfirth Central
<b>HVPC Comment:</b>	Support
<b>Decision:</b>	

<b>HVPC Reference:</b>	2324/02/47
<b>Application No:</b>	2023/CL/91342/W
<b>Proposed Development:</b>	Prior notification for change of use from agricultural building to three dwellings with associated works
<b>Location:</b>	Moss Edge Farm, Moss Edge Road, Holmbridge, Holmfirth, HD9 2SD
<b>OS Map Ref:</b>	SE 412359.5432406128.4347
<b>Link:</b>	<a href="http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2023/91342">http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2023/91342</a>
<b>Ward/Councillors:</b>	Upper Holme Valley
<b>HVPC Comment:</b>	No observation. Defer to Kirklees Officers.
<b>Decision:</b>	





New or amended applications received from Kirklees Council 16 May 2023 to 27 June 2023 inclusive

<b>HVPC Reference</b>	<b>Application No</b>	<b>Proposed Development</b>	<b>Location</b>	<b>Link</b>	<b>Ward</b>
2324/03/01	2023/60/91347/W	Outline application for erection of residential development	adj, 81, Town End Road, Wooldale, Holmfirth, HD9 1XT	<a href="http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2023/91347">http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2023/91347</a>	Wooldale
2324/03/02	2023/62/91341/W	Removal of existing roof structure, construction of new roof over dwelling with extended first floor accommodation and dormer windows to the front and rear elevations, single storey rear extension, single storey porch to front	7, Hebble Drive, Netherthong, Holmfirth, HD9 3XU	<a href="https://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2023%2f91341">https://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2023%2f91341</a>	Netherthong
2324/03/03	2023/62/90872/W	Formation of vehicular access, engineering operations and formation of retaining structures	459, New Mill Road, Brockholes, Holmfirth, HD9 7EF	<a href="http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2023/90872">http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2023/90872</a>	Wooldale
2324/03/04	2023/62/91428/W	Erection of single storey side extension	Cotton Cottage, 40, Binns Lane, Holmfirth, HD9 3JU	<a href="http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2023/91428">http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2023/91428</a>	Upperthong
2324/03/05	2023/62/91288/W	Erection of detached garage with access from Westcroft and external alterations	82, West Avenue, Honley, Holmfirth, HD9 6HF	<a href="http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2023/91288">http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2023/91288</a>	Honley Central and East
2324/03/06	2023/62/91430/W	Removal of external signage, ATM and night safe and infilling existing apertures with stonework (within a Conservation Area)	13-15, Victoria Square, Holmfirth, HD9 2DW	<a href="http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2023/91430">http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2023/91430</a>	Holmfirth Central
2324/03/07	2023/62/91232/W	Erection of single storey ancillary outbuilding (within a Conservation Area)	Vardo, 1, Mag Bridge, Honley, Holmfirth, HD9 6NA	<a href="http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2023/91232">http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2023/91232</a>	Honley West
2324/03/08	2023/62/91424/W	Erection of two storey side extension and external alterations	24, Woodbottom Road, Netherthong, Huddersfield, HD4 7DJ	<a href="http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2023/91424">http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2023/91424</a>	Honley West

2324/03/09	2023/CL/91511/W	Certificate of lawfulness for proposed single storey rear extension	33, St Mary's Avenue, Netherthong, Holmfirth, HD9 3XN	<a href="http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2023/91511">http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2023/91511</a>	Netherthong
2324/03/10	2023/62/91514/W	Erection of rear dormer roof extension to create additional bedroom in loft	25, Elm Avenue, Thongsbridge, Holmfirth, HD9 7ST	<a href="http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2023/91514">http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2023/91514</a>	Wooldale
2324/03/11	2023/44/91698/W	: Discharge condition 9 (retaining walls) on previous permission 2023/90103 for erection of one dwelling including formation of new access and associated landscaping	Land adj, Stubbin, Shaw Lane/Fairfields Road, Holmfirth, HD9 2PY	<a href="http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2023/91698">http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2023/91698</a>	Upper Holme Valley
2324/03/12	2023/62/90958/W	Erection detached dwelling	adj, Hill Side, Cold Hill Lane, New Mill, Holmfirth, HD9 7JX	<a href="http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2023/90958">http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2023/90958</a>	Fulstone
2324/03/13	2023/70/91542/W	Variation condition 2 (plans and specifications), 9 (drainage) on previous permission 2021/93059 for demolition of existing industrial unit and erection of new industrial unit with use classes E(g)(iii), B2 and B8 use (flexible planning permission)	Holmfirth Fresh Fish, Berry Bank Lane, Holmfirth, HD9 7LN	<a href="http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2023/91542">http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2023/91542</a>	Wooldale
2324/03/14	2023/60/91366/W	Outline application for erection of residential development (within a Conservation Area)	Land off, Sweep Lane, Holmfirth, HD9 1AS	<a href="http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2023/91366">http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2023/91366</a>	Holmfirth Central
2324/03/15	2023/62/91456/W	Erection of first floor extension above existing garage and associated alterations	3, Victoria Springs, Holmfirth, HD9 2NB	<a href="http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2023/91456">http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2023/91456</a>	Upperthong
2324/03/16	2023/62/91639/W	Erection of single storey side extension and demolition of existing conservatory (within a Conservation Area)	3, Old Mill Court, Main Gate, Hepworth, Holmfirth, HD9 1HP	<a href="http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2023/91639">http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2023/91639</a>	Hepworth
2324/03/17	2023/70/91619/W	Variation of condition 2. (plans) on previous permission no. 2022/92843 for change of use from Church and community hall to single dwelling	Brockholes Methodist Church, Oakes Lane, Brockholes, Holmfirth, HD9 7AR	<a href="http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2023/91619">http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2023/91619</a>	Brockholes

2324/03/18	2023/62/91666/W	Formation of new bedroom and shower room in existing loft space with dormer to rear elevation, and formation of infill entrance porch under existing overhanging roof with associated alterations	56, Far Banks, Far End Lane, Honley, Holmfirth, HD9 6NW	<a href="http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2023/91666">http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2023/91666</a>	Honley South
2324/03/19	2023/62/91692/W	Erection of single storey side extension with accommodation in the roof space	Long Ing Farm, Shaw Lane, Holmfirth, HD9 2PY	<a href="http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2023/91692">http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2023/91692</a>	Upper Holme Valley
2324/03/20	2023/44/91604/W	Discharge conditions 17 (retaining walls), 18 (CMP) on previous permission 2020/90640 for formation of artificial grass pitch with associated features, including eight 15m high floodlights, fencing up to 4.5m, pedestrian circulation and access route, vehicular maintenance and emergency access with Springwood Road, erection of store, grass mounds, retaining structures and landscaping works	Holmfirth High School, Heys Road, Thongsbridge, Holmfirth, HD9 7SE	<a href="http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2023/91604">http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2023/91604</a>	Wooldale
2324/03/21	2023/62/91491/W	Erection of 61 age-restricted apartments with ancillary accommodation including separate residents lounge and manager facilities and associated external works, including the erection of access bridge and riverside walk featuring two pedestrian bridges (within a Conservation Area)	Prickleden Mills, Woodhead Road, Holmfirth, HD9 2JU	<a href="http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2023/91491">http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2023/91491</a>	Upperthong
2324/03/22	2023/62/91766/W	Demolition of existing garages and erection of two storey side extension, removal of existing porch and erection of open sided porch/canopy, installation of replacement windows, and erection of detached double garage with living accommodation over and associated	191, Huddersfield Road, Thongsbridge, Holmfirth, HD9 3TT	<a href="http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2023/91766">http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2023/91766</a>	Netherthong

		internal and external alterations (Listed Building)			
2324/03/23	2023/65/91767/W	Listed Building consent for demolition of existing garages and erection of two storey side extension, removal of existing porch and erection of open sided porch/canopy, installation of replacement windows, and erection of detached double garage with living accommodation over and associated internal and external alterations	191, Huddersfield Road, Thongsbridge, Holmfirth, HD9 3TT	<a href="http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2023/91767">http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2023/91767</a>	Netherthong
2324/03/24	2023/62/91794/W	Demolition of existing single storey rear extension and erection of replacement two storey rear extension and alterations to existing dwelling	Kiora, Oldfield Road, Honley, Holmfirth, HD9 6NL	<a href="http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2023/91794">http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2023/91794</a>	Honley South

## Kirklees Planning Decisions for the period 22/05/2023 - 27/06/2023

No.	Location	Development	HVPC Comment	Kirklees Decision
90103	Land adj, Stubbin, Shaw Lane/Fairfields Road, Holmfirth, HD9 2PY	Erection of one dwelling including formation of new access and associated landscaping		Granted
90236	Carrig Eden, 2, Broad Lane, Uppershong, Holmfirth, HD9 3JS	Erection of two storey rear extension		Granted
90840	Langdale, 8, Broad Lane, Uppershong, Holmfirth, HD9 3JS	Erection of single storey rear extension	Did not comment	Withdrawn
91047	Hall Ing House, 132, Hall Ing Lane, Honley, Holmfirth, HD9 6QX	Listed Building consent for replacement of existing single glazed sliding sash windows with new double glazed units	Did not comment	Withdrawn
90601	4, Long Ing Cottages, Shaw Lane, Holmfirth, HD9 2PP	Listed Building Consent for installation of replacement windows and rear door	No observation. Defer to Kirklees Listed Buildings Officer.	Granted
94096	Holmfirth High School, Heys Road, Thongsbridge, Holmfirth, HD9 7SE	Variation condition 2 (plans) on previous permission 2020/90640 for formation of artificial grass pitch with associated features, including eight 15m high floodlights, fencing up to 4.5m, pedestrian circulation and access route, vehicular maintenance and emergency access with Springwood Road, erection of store, grass mounds, retaining structures and landscaping works		Granted
93524	Sundowner, Liphill Bank Road, Holmfirth, HD9 2LQ	Erection of single storey rear extension with ramp and extension to existing detached garage		Granted
90898	Carr Mount, Cooper Lane, Holmfirth, HD9 3HU	Conversion of existing redundant garages to ancillary living accommodation (within a Conservation Area)	Support subject to condition that accommodation is not used as a holiday let, - must remain residential.	Granted
90952	East View, 82E, Woodhead Road, Holmfirth, HD9 2PR	Erection of single storey rear extension and alterations	Support	Granted
90787	39, Bradshaw Road, Honley, Holmfirth, HD9 6DX	Erection of side and rear dormers and loft conversion and alterations	Support	Granted

## Kirklees Planning Decisions for the period 22/05/2023 - 27/06/2023

No.	Location	Development	HVPC Comment	Kirklees Decision
92994	5A, Greenway, Honley, Holmfirth, HD9 6NQ	Erection of two storey rear extension and external alterations (within a Conservation Area)		Refused
90874	12, Bayfield Close, Hade Edge, Holmfirth, HD9 2QX	Erection of two storey and single storey rear extensions and associated alterations		Withdrawn
90905	6, Edgemoor Road, Honley, Holmfirth, HD9 6HP	Erection of single storey rear extension	Support	Granted
91063	Meadow Nook Farm, Haddingley Lane, Cumberworth, Huddersfield, HD8 8YA	Erection of extension to existing store and new livestock shed for cattle	Support	Granted
93595	8-10, Hagg Leys, Upper Hagg Road, Thongsbridge, Holmfirth, HD9 6NH	Demolition of existing outbuilding and rebuilding structure to form new garage		Granted
90564	The Dolphins, Upper Hagg Road, Thongsbridge, Holmfirth, HD9 6NH	Partial demolition of existing timber frame dwelling and erection of new dwelling		Withdrawn
90968	Whicking Clough Farm, Bedding Edge Road, Hepworth, Holmfirth, HD9 1TP	Certificate of lawfulness for existing development, building operations comprising the construction of a detached dwelling.	Support	Granted
91208	11, Honey Head Lane, Honley, Holmfirth, HD9 6RW	Alterations to convert garage to living accommodation and erection of porch extension	Oppose due to loss of parking provision.	Granted
91278	White Horse Inn, Scholes Road, Jackson Bridge, Holmfirth, HD9 1LY	Advertisement consent for erection of illuminated and non-illuminated signs	Support	Granted
91291	28, Laithe Avenue, Holmbridge, Holmfirth, HD9 2PJ	Erection of single storey rear extension	Support	Granted
91372	Langdale, 8, Broad Lane, Upperthong, Holmfirth, HD9 3JS	The proposal is for erection of single storey rear extension. The extension projects 4m beyond the rear wall of the original dwellinghouse. The maximum height of the extension is 3.85m, the height of the eaves of the extension is 2.45m		Not Required

## Kirklees Planning Decisions for the period 22/05/2023 - 27/06/2023

No.	Location	Development	HVPC Comment	Kirklees Decision
90869	83, Brockholes Lane, Brockholes, Holmfirth, HD9 7EB	Alterations to integral garage and increase in roof height to extend living accommodation	Support	Granted
91042	Deershaw House, Deershaw Lane, Cumberworth, Huddersfield, HD8 8YB	Raising of roof height and alterations to convert detached garage to ancillary accommodation	Support	Withdrawn
91222	10, Spring Lane, Holmfirth, HD9 2LN	Erection of single storey rear extension	Support	Granted
90823	50, Station Road, Honley, Holmfirth, HD9 6LL	Erection of single storey front and rear extensions	Support	Granted
91206	5, Sycamore Terrace, Honley, Holmfirth, HD9 6EH	Demolition of existing utility and erection of single storey rear extension	Support	Granted
91296	The Cottage, Snowgate Head Lane, New Mill, Holmfirth, HD9 7DH	Variation condition 2 (plans) on Listed Building consent 2021/91601 for erection of single storey rear extension, replacement front door and associated alterations	No observation. Defer to Kirklees Listed Buildings Officer.	Granted
91273	72, Dunford Road, Holmfirth, HD9 2DR	Demolition of existing conservatory and erection of single storey extension with terrace over and alterations to the roof	Support	Granted
90293	Land adj, Abinger Farm, Scholes Moor Road, Scholes, Holmfirth, HD9 1RU	Erection of agricultural building		Granted
91184	72, Meltham Road, Honley, Holmfirth, HD9 6HL	Erection of two storey side and rear and single storey rear extensions	Oppose on the basis of over-intensification, - inadequate provision of parking for a larger property.	Refused
91209	15, Quarry Close, Brockholes, Holmfirth, HD9 7AY	Erection of single storey rear extension and extension to existing raised terrace	No comment. Defer to Kirklees Officers.	Granted
91118	38, Burnlee Road, Holmfirth, HD9 2PS	Demolition of existing conservatory and erection of single storey rear extension	Support	Granted
94030	Grange Moor Coachworks Ltd, Reins Mill, Reins,	Formation of replacement roof including associated external alterations		Granted



**Kirklees Planning Decisions for the period 22/05/2023 - 27/06/2023**

<b>No.</b>	<b>Location</b>	<b>Development</b>	<b>HVPC Comment</b>	<b>Kirklees Decision</b>
	Honley, Holmfirth, HD9 6NB			
90256	Shaley Farm, Shaley, Sandy Gate, Scholes, Holmfirth, HD9 1RY	Demolition of existing building and erection of new dwelling to be used as a holiday let		Refused



Home / Products / School Safety / Parking Buddies Kiddie Pavement Signs

# Kiddie Cut Out Road Safety Parking Buddies Pavement Signs with Lollipop Message





## Kiddie Cut Out Road Safety Parking Buddies Pavement Sign (With your own message on the lollipop design)

Popular messages to choose from include:

“Slow Down”

“Think Before you Park” (our best seller!)

“No Parking”

“Caution – Think Before you Park”

“Please do not park here”

“Don’t park on the Zig Zags”

**...or feel free to choose your own!**

- Quick and easy to assemble – no tools required
- Customised the Design! (School Logo / Uniform Colours / Own Message) – please let us know your requirements
- Strength and security – unique wedge locks panel into the base
- Low centre of gravity for optimum stability
- Minimal obstruction to pedestrians and Children
- Shaped Kiddie Cut Out Design with School Logo
- 964mm Height × 633mm panel with Base 1100mm × 633mm Approx depending kiddie design
- Double Sided Laminated Graphics

- Please note the price shown is for 1 unit only
- Lead Time 7 – 10 Working Days
- We will send proposed designs to your email for approval before manufacture

Once an order is placed our design team will contact for your customisations and design requirements. We can customise the text, logos or and designs to suit your school.

**You may also be interested in:**



Cartoon Animal Parking Buddies – Road Safety Pavement Signs



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Police Officer Parking Buddy Kiddie Cut Out Pavement Sign



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## Appeal Decisions

Site visit made on 16 May 2023

by **Anne Jordan BA (Hons) MRTPI**

an Inspector appointed by the Secretary of State

**Decision date: 1<sup>st</sup> June 2023**

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### **Appeal A Ref: APP/M9496/Y/22/3303535**

#### **1 Meal Hill Farm, Meal Hill Road, Holme , Holmfirth, HD9 2QQ**

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
  - The appeal is made by Mr and Mrs Tony Fell against the decision of Peak District National Park Authority.
  - The application Ref NP/K/0921/0943, dated 1 September 2021, was refused by notice dated 11 March 2022.
  - The development proposed is removal of condition on holiday let to form dwelling and partial conversion of barn to integrate into dwelling.
- 

### **Appeal B Ref: APP/M9496/W/22/3302822**

#### **Dwelling adj 1 Meal Hill Farm, Meal Hill Road, Holmfirth, HD9 2QQ**

- The appeal is made under section 20 of the Planning (Listed Buildings and Conservation Areas) Act 1990 against a refusal to grant listed building consent.
  - The appeal is made by Mr Tony Fell against the decision of Peak District National Park Authority.
  - The application Ref NP/K/0921/0945, dated 1 September 2021, was refused by notice dated 11 July 2022.
  - The works proposed are removal of condition on holiday let to form dwelling and partial conversion of barn to integrate into dwelling.
- 

### **Decision**

1. The appeals are dismissed.

### **Preliminary Matters**

2. Permission was granted in 2005<sup>1</sup> to convert a barn to form one holiday let. Works on site have since taken place. The Authority consider that this permission was partially implemented, in that works to commence the conversion have been carried out, and therefore this permission is extant. I noted on site that a number of aspects of the works have not been carried out in accordance with the approved plans. Nevertheless, insofar as some of the works are as permitted and the scheme completed in accordance with the approval, I consider that the listed building consent provides a valid fallback for the appellant. Similarly, although the building has not been completed, and so the use as a holiday let has not been implemented, this use nonetheless remains a valid fallback for the appellant.
3. The scheme is described as a proposal to remove a condition on a holiday let to form a dwelling. However, the application has been made under S78 of the Act for full permission with an associated application made under S20 of the Act for

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<sup>1</sup> NP/K/0405/0454.

listed building consent. The scheme differs from that previously approved in that it includes the conversion of an additional space within the barn originally proposed as a double height garage. It also includes a different internal arrangement of the remaining space, which requires the alteration of the building's fabric. In this regard the scheme before me differs significantly from that of the previous permission and the use as an open-market dwelling is associated with the layout within the submitted scheme.

4. Furthermore, as the approved use has not been implemented, I do not consider that the starting point for considering the proposal is that of a building used as a holiday let. Instead, it is of a barn, albeit one which has been subject to works, only some of which are authorised. In this way the proposal before me represents an alternative scheme for the appellant, which if granted the appellant could choose to implement instead of the existing consent.
5. The submitted floorplans<sup>2</sup> show both the cart doors to the garage being retained and an additional floor of accommodation being introduced above the garage. This would extend to the full width of the upper floor and would be set at a level which appears to replicate that already installed across part of the building. If the floor was installed as indicated, it would sit around three quarters of the way up the cart door entrance and the doors would not be able to open inwards as shown on the plans. I note that the Council are of the view that the cart doors should open outwards. I agree that this would be more in keeping with the origins of the building. However, in the absence of details of how the upper floor would be accommodated within the cart door entrance I cannot be assured that the upper floor could be appropriately incorporated within the building.
6. I note that the existing unauthorised flooring in the building includes a mezzanine with a double height void which allows clearance for the doors. As such it is open to the workshop below. The Planning and Heritage Statements make reference to the cart door being glazed to allow views from the existing garage/workshop. No reference on the plans is made to converting the ground floor of the garage/workshop to living accommodation. The submitted elevations<sup>3</sup> are also ambiguous in that it is unclear as to whether the cart doors are solid or glazed.
7. Notwithstanding the inconsistency between the submitted floorplans and supporting documents, as the garage couldn't be accessed by a vehicle without opening doors, I must rely on the assumption that the application seeks to retain them. Nevertheless, I note that as a result, the first-floor accommodation could not be implemented as proposed.
8. The Council have drawn my attention to works that have taken place to the building which do not have the benefit of consent. I have dealt with this proposal solely on the basis of the plans submitted for approval and so, where changes are not submitted for approval, I have not included them within the appeal before me.

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<sup>2</sup> 21/592/04a

<sup>3</sup> 21/592/05a

9. The application is supported by a two Heritage Impact Assessments<sup>4</sup>. Neither provide details of the internal features of the building, including the section of the building which does not benefit from permission for conversion.

### **Main Issues**

10. The main issue for the appeal is whether the proposal would preserve the special interest of the Grade II listed building known as Meal Hill Farm.

### **Reasons**

11. S16(2) and S66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 require special regard to be had to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest which it possesses.
12. Policy L3 of the Core Strategy (CS) supports development which conserves or reveals the significance of historic assets and their settings and states that other than in exceptional circumstances development will not be permitted where it is likely to cause harm to the significance of any cultural heritage asset. Policy GSP2 states that development intended to enhance the National Park should demonstrate that it has overall benefits to the beauty, wildlife or cultural heritage of the area and should not undermine the achievement of other core policies in the plan.
13. Policy HC1 of the CS sets out when new open market housing would be acceptable and allows for the conversion of a listed building where it is required to achieve its conservation or enhancement.
14. Policy DMC5 of the Development Management Policies 2019 (DMP) requires applications to be supported by heritage assessments and for development to be of a high standard of design that conserves the significance of the affected heritage assets and their setting. Policy DMC7 relates to development affecting listed buildings and states that in addition to complying with DMC5 states that such development should clearly demonstrate how the building will be preserved and where possible enhanced, and why the proposed works are desirable or necessary.
15. Policy DMC10 allows for the conversion of a heritage asset. Where this relates to an open market dwelling this will only be supported when it can be demonstrated that conversion to a market dwelling is required in order to achieve the conservation and, where appropriate, the enhancement of the significance of the heritage asset and the contribution of its setting.
16. The CS predates the National Planning Policy Framework. Nevertheless, together the heritage policies within it reflect the aim in the Framework to sustain and enhance the significance of heritage assets and to put them to viable uses consistent with their conservation. They also reflect the need for harm to such assets to be weighed against the public benefits of the proposal including, where appropriate, securing optimum viable use. The policies also reflect the statutory duties defined in the Act.
17. The building is a Grade II listed building. It comprises two houses and a barn in one range and is constructed in dressed stone with a stone slate roof. The

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<sup>4</sup> August 2021 and January 2022



barn section includes an arched cart door entrance. The building sits in prominent position on the hillside and is visible in far reaching views into the site. The significance of the asset lies in, amongst other things, the age of the structure and in its status as an attractive and relatively well-preserved example of a Pennine farm building.

18. The proposal before me comprises a number of elements which were granted consent in 2005 in relation to the conversion to a holiday let. These comprise:

- Single storey extension to the lean-to to provide a bathroom;
- Provision of a staircase within the lounge to first floor level;
- New window openings to the front and side elevations at first floor level;
- Re-opening of rear door to the garage;

These works now form part of a wider scheme for the independent use of the building. I have dealt below with the "new" elements of the Scheme.

*Provision of a large single opening in the original rear gable wall between the kitchen and lounge*

19. The plans show the loss of a large section of the original gable wall to provide an almost open plan kitchen/lounge. In addition to harm arising from the loss of a substantial part of the original fabric this element of the scheme would also lead to a disruption of the original cellular form of the building. I note that the 2005 plans show the insertion of 2 openings in the gable, one to the kitchen and one to the new bathroom however these works involve the loss of less original fabric and preserve the buildings plan form and so would be considerably less harmful to the significance of the asset.

*Provision of a window in the rear elevation to the proposed kitchen lean-to*

20. This window is relatively modest and its appearance and proportions would reflect that of the other opening on the building. Although it would lead to the loss of fabric, the lean-to is a later addition to the main building and so it would lead to only minimal harm to the asset.

*Formation of a dressing room within the roof-void to the lean-to with velux roof window*

21. This alteration includes the provision of a small velux within the roof-slope and the removal of a section of the original rear gable to facilitate access to the dressing room at first floor level. The velux is relatively modest and unobtrusive and would have a neutral effect on the asset. The internal doorway involves a harmful loss of original fabric. The formation of a formal room within this space would also disrupt the original plan form of the building.

*Formation of a first-floor level within the garage/store*

22. The plans show the formation of an upper storey of accommodation within the double-height barn. The submitted HIAs provide no details of any original features within this section of the building, and as the works have been partly carried out, I cannot comment on whether the works involved the loss of any original features. The provision of the upper floor involved the provision of an opening in the internal wall at first floor level. Although this internal wall was

- shown on the 2005 plans as original I noted on site that this appeared to have been rebuilt. It is therefore not clear to me how much original fabric has been lost.
23. Nevertheless, with regard to the principal of creating an upper floor within the garage/workshop which would include the provision of internal partition walls to form rooms at first floor level. This space would originally have been a double height space, most likely a hayloft. The height of the space would have therefore formed part of the intrinsic character of the building and conversion would, as a result, lead to some loss of this character which would harm the significance of the asset.
  24. Taken together I have found that the additional works to the building as set out above would not preserve the listed building and that the harm identified would amount to less than substantial harm to the asset. The *National Planning Policy Framework* (the Framework) states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.
  25. The building has a part-implemented permission for use as a holiday let, which was granted based on the works outlined in paragraph 18 above. The plan policies put to me allow for conversion of listed buildings to a dwelling if that use is considered necessary to ensure the ongoing conservation of the structure. This is within the context of a policy which seeks to restrict new houses within the National Park, in the interests of its ongoing conservation and enhancement of the Park.
  26. I noted on site that the building appeared to be in good structural condition. The roof and walls appeared structurally sound and the workshop/garage was being used for domestic storage. I've been provided with no evidence to suggest the building needed any form of repair, having been partly renovated in relation to the 2005 consent. With minimal routine maintenance it could potentially be used for storage for many years.
  27. I note the appellant's view that deterioration will occur if the property is not put to good use and maintained and that the appellant no longer intends to use the building as a holiday let as they consider such a use would not be viable or attractive to the market. The previous conversion works are incomplete and so the building has never been marketed. I therefore give little weight to the contention that use as a holiday let would not be viable. In any case, as I have found that the proposal as put to me would not preserve the listed building, the use proposed cannot be considered necessary to achieve the conservation or enhancement of the building.
  28. It therefore follows that the proposal would be contrary to Policies HC1, DMC5, DMC7 and DMC10 of the LP and L3 and GSP2 of the CS which together seek to conserve and where possible enhance the significance of heritage assets.
  29. The proposal would provide some benefits in the form of provision of an additional dwelling which would contribute to housing supply in the local area. Additional residents would also bring with them a small benefit to the local economy commensurate with the scale of the scheme. The identified benefits of the scheme would not be sufficient to outweigh the harm to the heritage

asset, identified above. Accordingly, the proposal would also conflict with guidance in the Framework.

**Conclusion**

30. The proposal would harm the significance of the Listed Meal Hill Farm. The identified benefits of the scheme would not outweigh this harm. Accordingly, for the reasons outlined above, and having regard to all other matters raised, the appeal is dismissed.

*Anne Jordan*

INSPECTOR



**PEAK  
DISTRICT  
NATIONAL  
PARK**

DRAFT

## STATEMENT OF COMMUNITY INVOLVEMENT

Consultation draft (MAY 2023)

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**This and other Local Development Plan documents can be made available in large copy print, audio recording or languages other than English. If you require the document in one of these formats please contact the Policy and Communities Team, Peak District National Park at the address above or email [policy@peakdistrict.gov.uk](mailto:policy@peakdistrict.gov.uk)**

## STATEMENT OF COMMUNITY INVOLVEMENT

Consultation Draft (May 2023)

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## 1 Introduction

### What is a Statement of Community Involvement?

- 1.1 This Statement of Community Involvement (SCI) explains how the Peak District National Park Authority (PDNPA) will involve individuals, local communities and stakeholders when preparing and revising planning policy documents, and determining planning applications.
- 1.2 The Authority will prepare all planning policy documents and consider all planning applications, in accordance with the SCI.

### Why are we updating the Statement of Community Involvement?

- 1.3 Local Planning Authorities are required to keep their Statement of Community Involvement up-to-date and, as a minimum, carry out a review every 5 years from the adoption date.
- 1.4 The SCI was first prepared in 2006 and reviewed in 2012 and 2018. (It was temporarily amended during the COVID-19 pandemic).
- 1.5 The review process considers:
  - whether the procedures set out in this document have achieved a representative level of public involvement;
  - whether there have been any significant changes in priorities or resources; and
  - whether any factors should trigger an earlier review of the SCI.

### The planning system and community involvement

- 1.6 Planning shapes the places where people live, work and spend their leisure time. The Government recognises that people should be able to take an active part in the process. A key objective of the planning system is to encourage more meaningful community and stakeholder involvement. By developing partnerships with local communities, groups and individuals, they can be encouraged to contribute to the development of a vision for their area

The SCI is required by the Planning and Compulsory Purchase Act (2004). The legal requirement for consultation is set out in various Acts and accompanying Regulations<sup>1</sup>.

- 1.7 The Authority will encourage and enable people and organisations to get involved in the development of planning policies and the determination of planning applications. In doing so we must also prepare plans and make decisions in a timely way, and within the resources available. The

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<sup>1</sup> [1 The Town and Country Planning \(Local Planning\) \(England\) Regulations 2012 \(legislation.gov.uk\)](https://www.legislation.gov.uk/uk/2012/2612)

Authority believes a reasonable balance is achieved by the methods set out in this document.

- 1.8 The Policy & Communities Team is responsible preparing planning policy documents and the two Development Management Area Teams deal with planning applications. The Minerals Teams is responsible for strategic policy and determining applications with regard to minerals and waste.

### Peak District National Park context

- 1.9 The Peak District National Park Authority has two statutory purposes, which were confirmed in the 1995 Environment Act:
  - To conserve and enhance the natural beauty, wildlife and cultural heritage of the area; and
  - To promote opportunities for the understanding and enjoyment of its special qualities by the public.
- 1.10 In pursuing these purposes, the National Park Authority also has an associated statutory duty to seek to foster the social and economic well-being of its local communities. Section 62(2) of the Act places a general duty on all relevant Authorities to have regard to these purposes. This background, together with the Peak District National Park Authority's location across different regions and different local government boundaries (as seen on the following map), means that a complex and widespread range of consultees is necessary.



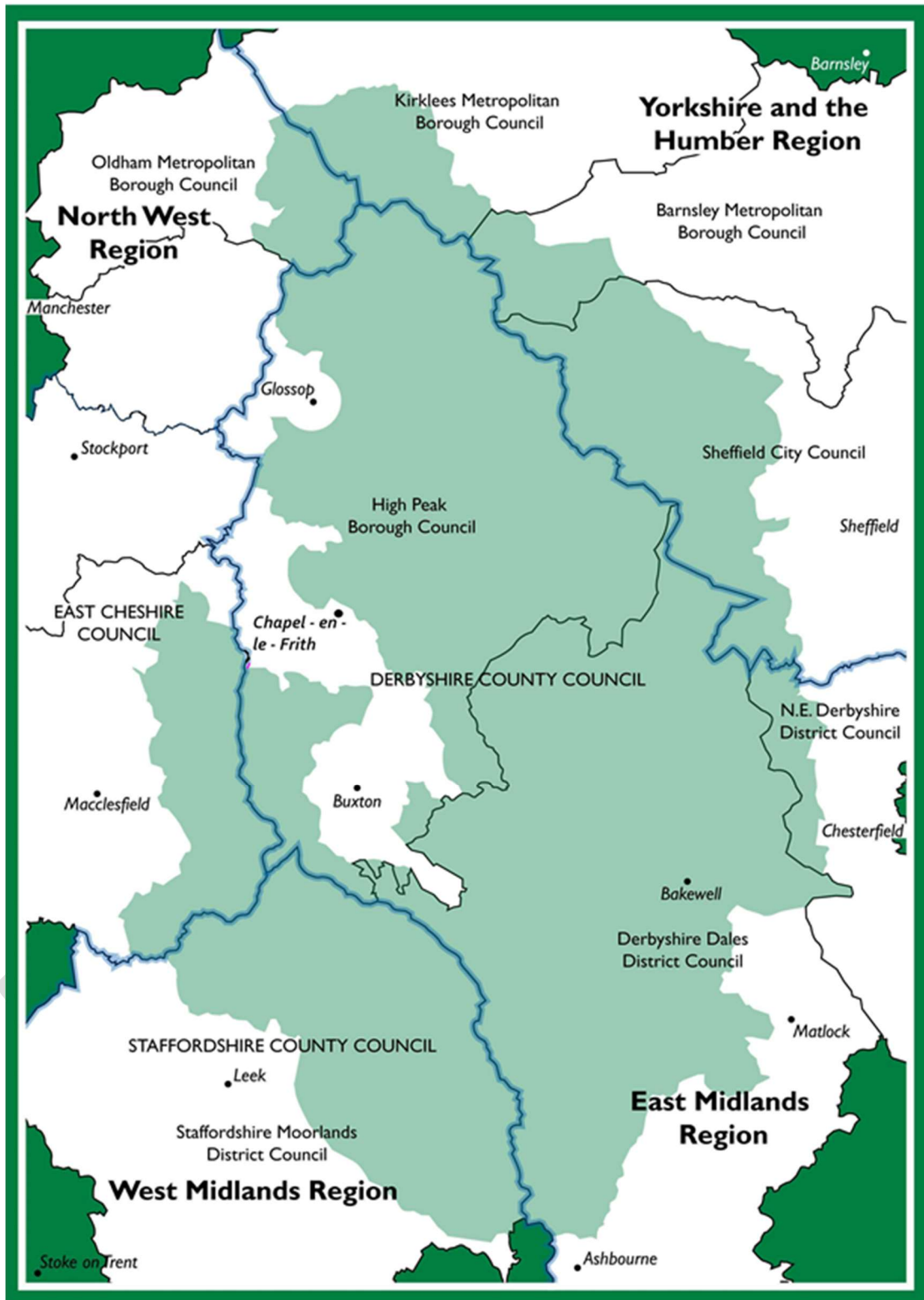


Fig 1. Local Administrative Context Showing Constituent and Neighbouring Authorities

## 2 Community involvement in planning

- 2.1 The planning system is often complex and can be difficult to understand, but it can affect everybody who lives or works in the National Park, or visits it for leisure and recreation purposes. Providing information and opportunities to comment on planning applications, and encouraging peoples' involvement in policy preparation and decision-making plays a vital part in increasing understanding of, and support for, the planning responsibilities of the National Park Authority.
- 2.2 The Authority acknowledges the different interests and perspectives of our stakeholders so engagement will be tailored to suit their different needs. (Including other Authorities, government agencies, and organisations, Parish, Town and community councils, farming and land management interests and commerce and employment bodies). To increase effective involvement we will employ a range of techniques including community and neighbourhood planning, public meetings and exhibitions, and workshops with groups living and working in the National Park. These can take place in person, online or as hybrid meetings.
- 2.3 We monitor the response to policy consultations and will target under-represented groups. Whenever individuals or groups make informal approaches to the Authority seeking involvement or discussion on plan review matters, officers will seek to meet and discuss their particular concerns, and they will be invited to receive future correspondence.
- 2.4 We will represent national park purposes and respond constructively to consultations undertaken by other Authorities and bodies which cover the National Park. For example, the National Farmers' Union, Business Peak District and Local Enterprise Partnerships (LEPs)<sup>2</sup>.

### Parish Councils and Meetings

- 2.5 The Planning Service & Parishes Accord was agreed in November 2011 and outlines the Authority's commitment to Parish Councils and Meetings, and what the Parishes will do in return. Its provisions have now been incorporated in full into the SCI (at para 2.6 below, Appendix 2 and Appendix 5.)
- 2.6 The Peak Park Parishes Forum (PPPF) plays a role in enabling consultation between the National Park and Parishes. The context of that role is:

2.6.1 National Park Authorities (NPA) have a duty, under Environment Act 1995, schedule 7, para 16, to "make arrangements with each parish council for informing and consulting them about the NPA's discharge of its functions".

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<sup>2</sup> It is acknowledged that government support for LEP's is due to be withdrawn. PDNP will work with any subsequent alternative.

2.6.2 PPPF was established in 1994 at the behest of PDNPA (Peak Park Planning Board as it then was) to help make necessary Parish consultations more effective, it being seen as very onerous for the Authority to consult with each Parish individually.

2.6.3 Accordingly, PPPF comments or makes representations on behalf of member Councils on any matter upon which PPPF is consulted by PDNPA.

2.7 The Planning Service will provide planning training events periodically to Parish representatives by arrangement with the Peak Park Parishes Forum.

2.8 Whenever possible, Parishes will be allowed eight weeks for parish consultations responses on matters other than planning applications.

2.9 For parish engagement to be correctly targeted, it is necessary for parishes to ensure the Authority is informed of any changes of contact details.

### Using the Results of Consultation

2.10 All comments received by the Authority will be recorded, read carefully and taken into account, whether in relation to the preparation of planning policy documents or the determination of planning applications. Anonymous comments on planning applications and planning policy documents will usually be disregarded by the Authority.

### Customer Service

2.11 The Authority aims for effective and efficient service to all customers, as set out in the Customer Service Charter<sup>3</sup>. The Charter will be used alongside this SCI and other statutory requirements.

### Plain English

2.12 The Authority will use concise, clear language and produce accessible, easy-to-use documents. A glossary of terms is at Appendix 6.

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<sup>3</sup> [Customer service charter: Peak District National Park](#)

### **3 Plan making in the Peak District National Park**

- 3.1 At the time of writing the Authority is reviewing its development plan documents (the Core Strategy and the Development Management Policies.) This review will combine the two documents into a single Local Plan document for the National Park.
- 3.2 The Authority's [Local Development Scheme](#) (LDS) sets out a timetable for the preparation of planning policy documents. The current LDS is available from the Authority or on the website<sup>4</sup>.
- 3.3 The Local Development Plan sets out spatial policies and guidance for the use and development of land to achieve the statutory purposes of the National Park.
- 3.4 The LDS identifies the following documents:
  - Core Strategy (adopted 2011) – This sets out the vision, objectives and spatial strategy for the National Park, and the primary policies for achieving the vision.
  - Development Management Policies (adopted 2019) – This contains policies to ensure that development meets certain criteria and contributes to the achievement of the Core Strategy.
  - Policies Map – This illustrates the spatial application of the planning policies and proposals on an Ordnance Survey base map.
  - Supplementary Planning Documents – These provide guidance to support policies in the Core Strategy and Development Management Policies DPD, to be used in assessing planning applications.
  - Made Neighbourhood Plans – These contain policies for the relevant neighbourhood area, written by a parish council or neighbourhood forum.
- 3.5 The Authority is also required to produce Sustainability Appraisal, Strategic Environmental Assessment and Habitats Regulations Assessment reports. These consider the social, health, environmental and economic effects of the options and policies proposed in the review of the Local Plan. These are also subject to public consultation.
- 3.6 The following documents also inform part of the plan preparation process, but are not subject to public participation:
  - Background survey and evidence documents – These contribute to the evidence base of policies and proposals.
  - Annual planning policy Monitoring Report (AMR) – This sets out the progress in producing documents in the LDS and implementing policies, the actions needed to meet targets, and any changes needed.
- 3.7 All of the documents referred to above are available to view on the Authority's website<sup>5</sup>.

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<sup>4</sup> [www.peakdistrict.gov.uk/planning/policies-and-guides/supporting-documents](http://www.peakdistrict.gov.uk/planning/policies-and-guides/supporting-documents)

<sup>5</sup> [www.peakdistrict.gov.uk/planning/policies-and-guides](http://www.peakdistrict.gov.uk/planning/policies-and-guides)

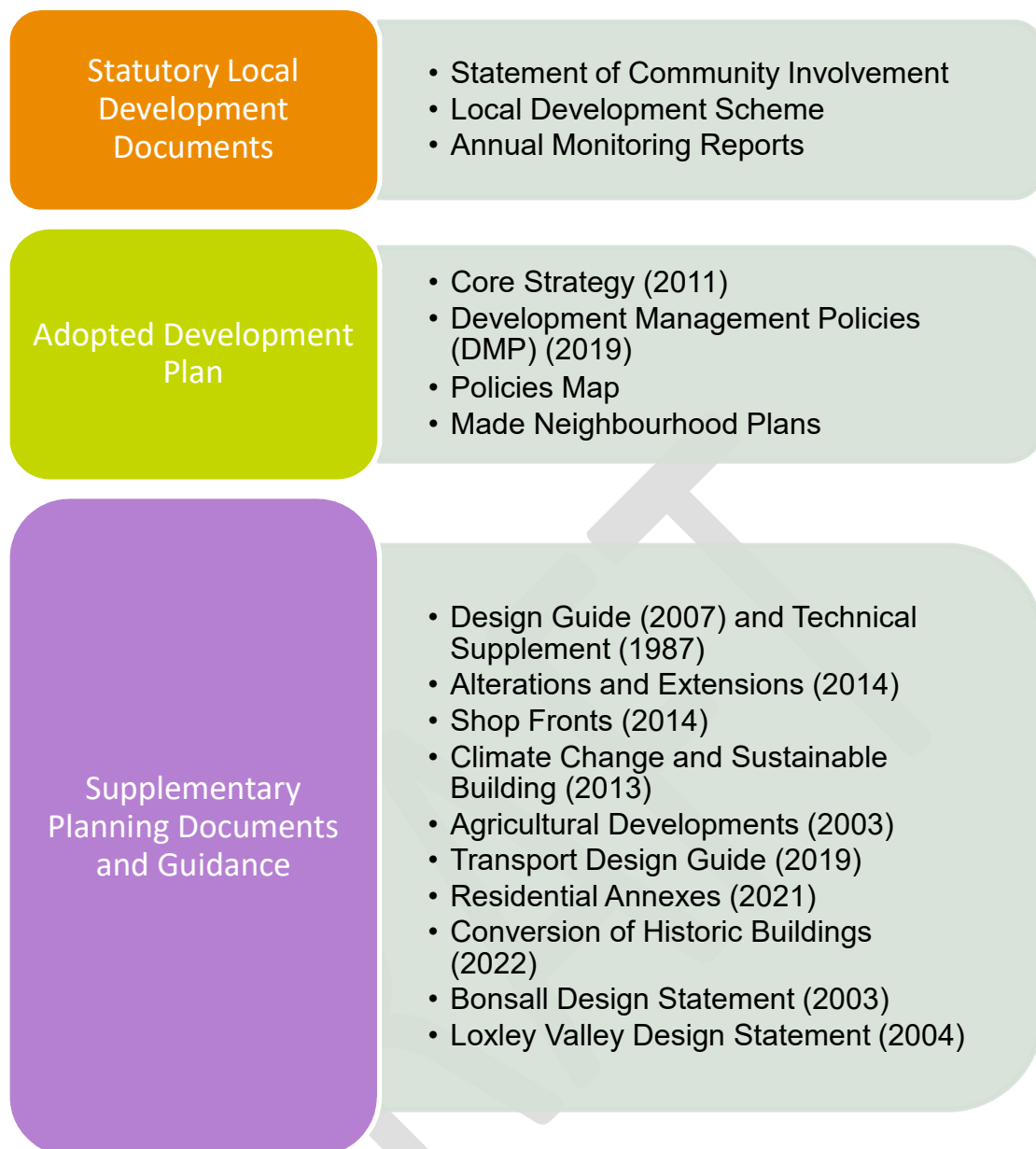


Fig 2. Peak District National Park Development Plan documents

### Neighbourhood Plans

- 3.8 Neighbourhood Plans (introduced by the 2011 Localism Act) offer local communities the opportunity to prepare locally specific planning policies that are part of the Development Plan.
- 3.9 A Parish Council or (in non-parished areas) a Neighbourhood Forum can initiate and undertake neighbourhood planning. Neighbourhood Areas can cross local planning authority boundaries, in which case a lead Authority acts as the main point of contact. The Authority has a legal obligation to give advice and assistance to parish councils undertaking a neighbourhood plan and as part of this we will provide technical or practical support.
- 3.10 The main stages involved in the preparation of a Neighbourhood Plan are shown in Appendix 2.

## Supplementary Planning Documents (SPD) and Supplementary Planning Guidance (SPG)

- 3.11 Supplementary Planning Documents (SPDs) give more detailed advice on how to comply with the policies contained in Development Plan Documents (DPDs). They will be subject to full public consultation but will not be subject to independent examination.
- 3.12 A list of all SPDs and earlier Supplementary Planning Guidance (SPG) can be found in Fig. 2 on page 10. The adopted SPDs and SPGs are not formally part of the development plan, but are material considerations in planning decisions. These will remain in force until they are replaced.
- 3.13 Consultation on the preparation of Supplementary Planning Documents (SPDs) will follow a similar approach as for Development Plan Documents but with less extensive consultation requirements and no Examination. The main stages involved in the preparation of an SPD are shown in Appendix 2.
- 3.14 It should be noted that government proposals for a reformed planning system under the Levelling Up and Regeneration Bill replaces SPDs with Supplementary Plans. These will be afforded the same weight as a local plan. It is proposed that when the new system comes into force (expected late 2024) existing SPDs will automatically cease to have effect at the point at which Local Planning Authorities are required to have a new-style plan in place<sup>6</sup>.

### Duty to Co-operate

- 3.15 The 'Duty to Cooperate' under the Localism Act (2011) requires Councils and public bodies "to engage constructively, actively and on an ongoing basis" to develop strategic policies on issues such as housing, minerals and infrastructure. The Authority will maintain close contact on cross-boundary issues with all 11 constituent Authorities and three adjoining Authorities around the National Park (see Appendix 2 for the full list of Authorities).
- 3.16 It should be noted that government proposals for a reformed planning system under the Levelling Up and Regeneration Bill would replace Duty to Co-operate with a new 'Alignment Policy' to secure appropriate engagement between authorities where strategic planning considerations cut across boundaries.
- 3.17 However, plan makers will have until 30 June 2025 to submit their local plans, neighbourhood plans, minerals and waste plans, and spatial development strategies for independent examination under the existing legal framework; this will mean that existing legal requirements and duties, for example the Duty to Cooperate, will still apply.

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<sup>6</sup> <https://www.gov.uk/government/consultations/levelling-up-and-regeneration-bill-reforms-to-national-planning-policy>

## 4 Getting involved in the plan making process

- 4.1 The Authority is committed to involving as many people and groups as possible in forming its planning policies for the National Park, within the resources available. Any person or organisation interested in the planning of the National Park is encouraged to get involved and make comments.
- 4.2 The Authority aims to engage the community and stakeholders by following these principles:
- Creating a process that involves as many interests as possible, and makes reasonable attempts to access the views of hard to reach groups;
  - Allowing scope for detailed debate with key stakeholders;
  - Employing a variety of engagement techniques, tailored to the different needs of local communities and stakeholders;
  - Informing and involving people from an early stage and throughout the process. This is important in order to confront difficult issues and reduce the likelihood of objection as a document develops;
  - Where possible, combining consultation exercises with other documents, and where appropriate, with other Authorities' consultation events, to improve the process and make the best use of resources;
  - Giving sufficient advance warning of key events and consultation periods by using advertising, publicity and media effectively;
  - Being welcoming and accessible, with meaningful and user-friendly language and documents;
  - Being innovative and consistent with the use of electronic systems, offering accessible channels of information, and developing the ability for online contributions to be made;
  - Making Planning Officers available to meet groups or individuals to discuss specific needs or concerns; and inviting contact in person or by phone, voicemail, email and post; and
  - Being accountable: open and clear in terms of what is being asked for, what has been said, and how responses have been used.
- 4.3 Statutory consultees as outlined by the Town and Country Planning (Local Planning) (England) Regulations 2012, can be found in Appendix 2.
- 4.4 In addition to statutory consultees the Authority will do its best within available resources to identify and engage with all non-statutory interested groups at appropriate stages in the preparation of relevant documents. The Authority maintains a separate planning policy consultation list, updated on a continuing rolling basis, which includes all the Authorities, agencies, organisations, bodies and individuals that the Authority will consult. Anyone wishing to be kept informed of consultations on Planning Policy documents can request to be added to the database by emailing [policy@peakdistrict.gov.uk](mailto:policy@peakdistrict.gov.uk)

- 4.5 The Town and Country Planning (Local Planning) (England) Regulations 2012 state that during various stages copies of policy documents should be placed on deposit (as outlined by Appendix 2). Appendix 3 outlines where these documents can be viewed.

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## 5 Planning Applications

- 5.1 Every year the Peak District National Park Authority receives around 1,100 applications for Planning, Advertisement and Listed Building Consent, Non-Material Amendments, Discharge of Conditions, Prior Notifications, and Lawful Development Certificates. The Authority aims to make decisions on these applications openly, impartially, with consistency, sound judgement, and for justifiable reasons.
- 5.2 All Planning Authorities are expected to deal with applications as efficiently as possible. The statutory time limits are usually 16 weeks if an application is subject to an Environmental Impact Assessment, 13 weeks for applications for major development, and 8 weeks for all other types of development. The Authority is committed to involving all interested parties in the decision making process, but must balance this with the need for efficient and timely decision-making and the demands on staff and other resources. Appropriate levels of involvement are set out below which reflect the nature of the planning application.

### Type and scale of development

- 5.3 Whether something needs planning permission or not depends upon whether it is 'development' under the Planning Acts. Some types of work need planning permission, whilst others are classed as 'permitted development' and do not need planning permission.
- 5.4 Most permitted development is subject to conditions and limitations. One such condition on certain classes of permitted development is the need to apply to the Local Planning Authority for its 'Prior Approval'; or to determine if its 'Prior Approval' will be required. This allows the Local Planning Authority to consider the proposals, their likely impacts in regard to certain factors and how these may be mitigated.
- 5.5 Information about the planning process, including advice on how to submit an application and whether a proposal requires planning permission can be found on the Authority's website at: [www.peakdistrict.gov.uk/planning/advice](http://www.peakdistrict.gov.uk/planning/advice).
- 5.6 In respect of consultation requirements, planning applications are categorised in the following ways:
- Major development:
    - All applications relating to the winning and working of minerals or the use of land for mineral-working deposits;
    - All applications for waste development;
    - Developments of 10 or more dwellings or, where the number of dwellings is not given in the application, a site area of 0.5 hectares or more;
    - For all other uses (offices/light industrial/retail) - a development where the floorspace to be built comprises 1,000 sq m or more, or where the site area is 1 hectare or more;
    - Notwithstanding the above, the National Park has the ability to consider whether any proposal should be classed as major

development, taking into account its nature, scale and setting, and whether it could have a significant adverse impact<sup>7</sup>.

- Minor development:
  - Developments of between 1-9 dwellings, providing the site is under 0.5 hectares;
  - For all other uses (offices/light industrial/retail) - a development where the floorspace to be built comprises up to 999 sq m or the site is under 1 hectare in size;
  - The National Park has the ability to consider whether any 'minor' development should fall within the 'major' category.
- 'Other' development does not fall within either of the above categories and can include:
  - Householder applications;
  - Change of use with no operational development;
  - Advertisement;
  - Listed Building extensions/alterations/demolitions;
  - Certificates of Lawfulness;
  - Prior Notifications; and
  - Telecommunications developments etc.

5.7 Some specific types of 'permitted development' must be formally notified to the Authority in advance (i.e. prior to commencing) via the prior notification procedure, and depending on the type of development the Authority has either 28 days or 56 days in which to call for a formal application. This 'prior notification' procedure relates to: certain changes of use, agricultural development, forestry development, telecommunications development, tree felling, hedgerows and demolition work.

### Brownfield Land Register, Permission in Principle and Technical Details Consent

5.8 The Brownfield Land Register provides up-to-date and consistent information on sites that the Local Planning Authority considers to be appropriate for residential development and meets specific criteria, namely:

- The site must be at least 0.25 hectares or can support at least 5 dwellings.
- It must be suitable for development.
- It must be available for residential development.
- It must be achievable (i.e. likely to take place within 15 years).

5.9 The Brownfield Land Register is split into two parts:

- Part 1 comprises all brownfield sites the Local Planning Authority considers appropriate for residential development.
- Part 2 comprises those sites granted 'Permission in Principle'.

### Permission in Principle

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<sup>7</sup> See Footnote 60 [National Planning Policy Framework - Guidance - GOV.UK \(www.gov.uk\)](https://www.gov.uk/guidance/national-planning-policy-framework-guidance)

5.10 Sites put on Part 2 of the Brownfield Land Register will (subject to the necessary publicity, notification and consultation – see Regulations 6-13 of The Town & Country Planning (Brownfield Land Register) Regulations 2017) trigger a grant of Permission in Principle (PIP). PIP relates only to the location, land use and amount of development. Conditions cannot be imposed on the decision. There is no right of appeal if the Authority does not choose to put a site onto Part 2 of the Register.

*Technical Details Consent*

5.11 Following a grant of Permission in Principle, the site must obtain Technical Details Consent (TDC) before development can proceed. TDC must be applied for within 5 years of the site gaining Permission in Principle. The consultation procedures for TDC will mirror the approach taken for planning applications, as detailed in Fig. 3 on page 18. A decision notice will be issued by the Authority setting out any conditions/reasons for refusal and a Section 106 legal agreement can be sought, if necessary. TDC can be appealed on grounds of non-determination, refusal or against any condition imposed.

5.12 For more information on Brownfield Land Registers, Permission in Principle and Technical Details Consent please visit:  
<http://www.peakdistrict.gov.uk/planning/brownfield-land-register>

## 6 Getting involved in the planning application process

6.1 All proposals seeking planning permission follow a similar process, as outlined below:

### *Pre-application discussions*

6.2 Guidance on what types of development require planning permission is available from the Authority's Customer & Business Support Team and on the Authority's website. A 'Do I Need Planning Permission?' service is available, for which there is no charge. Applicants are encouraged to have pre-application discussions with the Authority, and to undertake their own discussions with interested parties and neighbours, particularly for larger scale or complex schemes.

6.3 The Authority has a non-statutory, chargeable pre-application advice service for development that requires planning permission. Currently, this service is temporarily suspended (other than for schemes relating to Grade 1 and Grade 2\* listed buildings) until at least Autumn 2023 due to resource issues. It is advised that applicants refer to our website for the latest updates and information<sup>8</sup> and that independent planning advice is obtained where necessary.

### *Consultations on planning applications*

6.4 Neighbouring owners or occupiers are notified according to statutory requirements and the Authority's agreed protocol (see Fig. 3 on page 18). In cases which do not have direct neighbour notification, or fall within the Conservation Area, the Authority publicises applications with a yellow site notice placed on or near the site, giving 21 days for comment. In addition, some applications, such as those affecting Listed Buildings or Public Rights of Way, are advertised in the local press and have a separate site notice.

6.5 All relevant statutory consultees and interested parties are consulted (see list at Appendix 4). Third party comments received by the Authority via post and email will be acknowledged. All third party comments will be taken into account before any decision is made. Anonymous comments will not be acknowledged and will not usually be taken into consideration in determining planning applications. Comments can be made by letter, email or via the Authority's website.

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<sup>8</sup> [www.peakdistrict.gov.uk/planning/advice/pre-application-advice](http://www.peakdistrict.gov.uk/planning/advice/pre-application-advice)

Type of Application (see paragraph 5.6)	Notification Requirements
Major Development, Applications accompanied by an Environmental Impact Assessment (EIA), Departure to the Development Plan, Development affecting a Public Right of Way	All owners or occupiers will receive a letter telling them about a planning application if their property* is within 20 metres of any part of the application site. A site notice will also be placed on or near the site, as required by law. We will also advertise these applications in the relevant local newspaper.
Minor Development	All owners or occupiers will receive a letter telling them about a planning application if their property* is within 20 metres of any part of the application site. If there are no such neighbours, or the site falls within a Conservation Area, a site notice will be placed on or near the site.
Other Development, including Householder Development	All owners or occupiers will receive a letter telling them about a planning application if their property* is within 10 metres of any part of the application site. If there are no such neighbours, or the site falls within a Conservation Area, a site notice will be placed on or near the site.
Listed Building Consent	All owners or occupiers will receive a letter telling them about an application if their property* is within 10 metres of any part of the application site. A site notice will also be placed on or near the site, as required by law. We will also advertise these applications in the relevant local newspaper.
Advertisement Consent	Whilst there is no statutory requirement for an Authority to publicise applications for advertisement consent, the Authority will notify all owners or occupiers by letter telling them about an application if their property* is within 20 metres of any part of the application site. If there are no such neighbours, a site notice will be placed on or near the site.
Lawful Development Certificates	No statutory requirement to consult.

\* The identification of a property is by an address point.

Fig 3. Protocol for direct notification to neighbours of planning applications

### *Assessing the application and making a recommendation*

- 6.6 The Planning Officer normally visits the site and the application is assessed against the Authority's planning policies, comments made during the consultation period, and any other material considerations. If changes to the proposals are needed, the Planning Officer will contact the applicant or agent. Where significant amendments are proposed, interested parties/those most affected are normally re-consulted.
- 6.7 A report will be written which recommends either approval or refusal and gives the reasons why. If it recommends approval, it may include conditions.

### *Making a decision*

- 6.8 Applications which are straightforward and consistent with policies are usually determined by the planning managers under delegated powers prescribed in the Authority's Standing Orders<sup>9</sup>.
- 6.9 Major applications, 'departures' (those which go against policy), or those that fall within the requirements of the Authority's Standing Orders are considered by Planning Committee.
- 6.10 Applications will be approved, approved with conditions, refused, or can be withdrawn by the applicant/agent. In cases where Planning Committee Members resolve to make a decision contrary to the Planning Officer's recommendation, the application may be deferred to a subsequent meeting to allow officers time to prepare a further report, setting out planning policy and other considerations.
- 6.11 The dates of Planning Committee and other Authority meetings can be obtained from the Authority's main office or on the website.
- 6.12 At the Planning Committee, applicants or agents can speak in support of the application. Objectors and supporters can also speak about an application through the public participation scheme (see paragraphs 6.21 – 6.23 below).
- 6.13 Applications may be referred to a site visit by Members at a formal meeting or by officers if they consider that a Member site visit is the most appropriate means of ensuring that Committee Members get a clear understanding of the proposal and the issues raised.
- 6.14 Member site inspections are undertaken by those that sit on the Authority's Planning Committee and are made up of County, District, City or Parish Council elected Members together with those appointed directly by the Secretary of State. A site inspection is used to gain a better understanding of a proposal or of unauthorised development. As the site inspection is not a public meeting, it is not intended to give the applicant, agent or third parties an opportunity to make representations.

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<sup>9</sup> [www.peakdistrict.gov.uk/looking-after/about-us/who-we-are/members/standards-and-behaviour](http://www.peakdistrict.gov.uk/looking-after/about-us/who-we-are/members/standards-and-behaviour)

The reason for referral to site inspection is made explicit, and is generally on the basis of the need to view the site and its setting/context. Applicants, agents, statutory consultees and other people may be invited to attend site inspections at the Chair's discretion but are only allowed to answer questions of fact from officers or Members.

#### *Informing of decisions*

- 6.15 Applicants or agents are usually sent a decision letter within 3 working days of the decision being made. The Decision Notice will also be made available on the Authority's website. People who have commented (via post or email as per para 6.5) or have been consulted are directed to the Authority's website to view the decision. Parish Councils/Meetings will be notified if an application is withdrawn for a site that is located within their area.

#### *Appealing against a decision and complaints*

- 6.16 Applicants have a right of appeal to a Planning Inspector appointed by the Secretary of State. All comments received through the planning application process (with the exception of anonymous comments) are sent to the Planning Inspector and, depending on the type of appeal, an opportunity may be provided by the Planning Inspector for further comments to be made either in writing or in person. There are no third party rights of appeal.
- 6.17 Complaints about the way the application was dealt with can be raised through the Authority's complaints procedure.

#### *Commenting on a planning application*

- 6.18 A weekly list of valid planning applications received is published on the Authority's website, and all the information received with an application is available online. Information on planning history files is also available for public inspection by appointment at Aldern House, Bakewell; in some cases it is also available on the Authority's website.
- 6.19 Anyone is entitled to make comments on a current planning application. Comments must be made in writing by post, email or via the Authority's website, should not be anonymous and must be based on 'material planning considerations' such as design and appearance, impact on the landscape, overlooking, loss of privacy etc. Advice on material considerations can be found on the Planning pages of the website. Third party comments (other than those that are anonymous) received via post or email to the Authority will be acknowledged. Any comments received will become public documents and may be viewed by the applicant or any other member of the public on our website. Any anonymous comments received however will usually be disregarded by the Authority.

#### *Public speaking at Authority meetings*

- 6.20 Public speaking at Authority meetings is not a statutory right nor is it intended to give an opportunity for speakers to participate in the

Committee debate. The aim is to allow applicants and the public to inform Members, taking into account that most speakers have already made written submissions. Following consultation, the Authority believes that the current procedure offers a good balance, which permits informed debate within an effective decision-making framework.

- 6.21 The Authority's Public Participation Scheme (available on the website) allows any person to make representations, ask questions, make a statement, and present deputations and petitions. The procedure requires notice to be given by noon two working days before the meeting. The speaker is allowed 3 minutes to make the representation. Notice can be given by letter, telephone, voicemail, email, or in person at Aldern House, Bakewell. The Chair of the meeting has discretion to allow a speaker to answer questions or clarify points raised by Members following the representation and during the debate.
- 6.22 By participating in the meeting, speakers are giving consent to their contributions being recorded, published and retained at the discretion of the Authority. Authority meetings, including the Planning Committee, are now broadcast live via YouTube. Such meetings can also be watched at a later date via the 'listen again' function which can be found when you click on the date of the relevant meeting on the Authority's website.
- 6.23 Under the Local Audit and Accountability Act 2014, the Authority permits any member of the public to record and report on open meetings of the Authority and its Committees using text, sound, video, film or photographs without the prior consent of the Authority.



## Appendix 1 – consultation bodies for plan-making

### Specific consultation bodies

The Authority is required to consult ‘specific’ consultation bodies as appropriate on planning policy documents. We will consult with these bodies, as required, on all development plan documents, neighbourhood plans and where relevant supplementary planning documents and other planning documents as required:

<b>Specific consultation bodies</b>
A relevant authority within or adjoining the national park (local planning authorities, county councils, parish councils and local policing bodies)
The Coal Authority
The Environment Agency
Historic England
Natural England
Electronic Communication Operators
Electricity Undertakers
Gas Undertakers
Sewerage Undertakers
Water Undertakers
Network Rail
National Highways
NHS Trusts and Clinical Commissioning Groups
Homes England

## General consultation bodies

The Authority is required to consult 'general' consultation bodies as appropriate on planning policy documents. The relevant bodies are as follows:

<b>General consultation bodies</b>
Voluntary bodies
Bodies representing racial/ethnic/national groups
Bodies representing religious groups
Bodies representing disabled persons
Bodies representing business persons

## Other Consultees

The Authority is required to consult 'other consultees as appropriate on planning policy documents. Other consultees include residents who have been asked to be informed and other interested parties.

## Appendix 2 – Stages of plan-making

### Development Plan Documents

Stage	Consultation methods	Consultation Bodies
Pre-production stage – evidence gathering	Website Emails/letters Social media Workshops (online/in person)	As appropriate from Appendix 1 Open to public
Preparation Stage (Regulation 18) Also known as Issues and Options – 12 week public consultation	Website Emails/letters Social media Publicity materials Document made publicly available at outlined deposit locations Workshops (online/in person)	All groups in Appendix 1 Open to public
<b>Consider responses to Reg 18 and prepare plan for publication (a summary of representations and the Authority's responses will be prepared and made available on the website)</b>		
Publication stage (Regulation 19) - 8 week public consultation	Website Emails/letters Social media Publicity materials Document made publicly available at outlined deposit locations	All groups in Appendix 1 Open to the public (comments can only be made on 'soundness' of the plan)
Submission to the Secretary of State (Regulation 22) including a statement of representation	Website Emails/letters Social media Publicity materials Document made publicly available at outlined deposit locations	All those in Appendix 1 Those that requested to be informed at Publication Stage
Independent examination (Regulation 25) to consider the 'soundness' of the plan	Website Emails/letters Social media Publicity materials Document made publicly available at outlined deposit locations	Those that responded at Publication Stage Anyone can attend the hearing, those who made representation on the submission draft will be able to speak if they request to do so
<b>Examiners report with recommendation</b>		
Adopting the Local Plan document (Regulation 26)	Website Emails/letters Social media Document publicly available	All in Appendix 1 Those who requested to be informed of adoption
<b>Ongoing monitoring and review</b>		

## Supplementary Planning Documents

Stage	Consultation methods	Consultation Bodies
Pre-production stage: information and evidence gathering	Emails/letters Workshops (online/in person)	As appropriate from Appendix 1
Public Involvement (Regulations 12 and 35) – 8 week consultation on draft SPD	Website Emails/letters Workshops (online/in person) Social media Publicity materials Document made publicly available at outlined deposit locations	Specific and general consultees from Appendix 1 Other consultees as appropriate
<b>Consider responses and prepare final version of document (a summary of representations and the Authority's responses will be prepared and made available on the website)</b>		
Adoption (Regulations 14 and 35)	Website Emails/letters Social media Publicity materials Document made publicly available at outlined deposit locations	Specific and general consultees from Appendix 1 Other consultees as appropriate Those who requested to be informed of the adoption

## Neighbourhood Plans

Stage	Consultation method	Consultation Bodies
<p><b>A Parish Council or neighbourhood forum state they wish to produce a Neighbourhood Plan or Neighbourhood Development Order. The National Park Authority provides advice and assistance.</b></p>		
Application and Designation	Website Emails/Letters Document made publicly available at relevant deposit locations	Specific and general consultees from Appendix 1 Other consultees as appropriate
Pre-submission consultation	This stage is carried out by the parish council or neighbourhood forum	
Submission Consultation and publicity of plan	Website Emails/letters Documents made publicly available at relevant deposit locations	Specific and general consultees from Appendix 1 Other consultees as appropriate
Submission of plan for independent examination and publication of report	Website Emails/letters	Specific and general consultees from Appendix 1 Other consultees as appropriate Those who asked to be notified of the decision.
<p><b>If the plan is approved by the Independent Examiner it moves to referendum stage. If the plan is not approved by the Independent Examiner the plan does not progress to referendum.</b></p>		
Referendum on neighbourhood plan coming into force	This stage is organised by the 'relevant council' (District Council not the National Park Authority)	
If more than 50% of voters agree, the neighbourhood plan is adopted and considered part of the Development Plan for the National Park	Website Emails/Letters	Specific and general consultees from Appendix 1 Other consultees as appropriate Those who asked to be notified of the outcome.

### Appendix 3: Where can planning policy documents can be viewed?

Copies of planning policy documents and notices will be available to view at the Authority's main office:

Peak District National Park Authority, Aldern House, Baslow Road, Bakewell,  
Derbyshire, DE45 1AE  
Tel: (01629) 816200

And at the following constituent Authorities' offices:

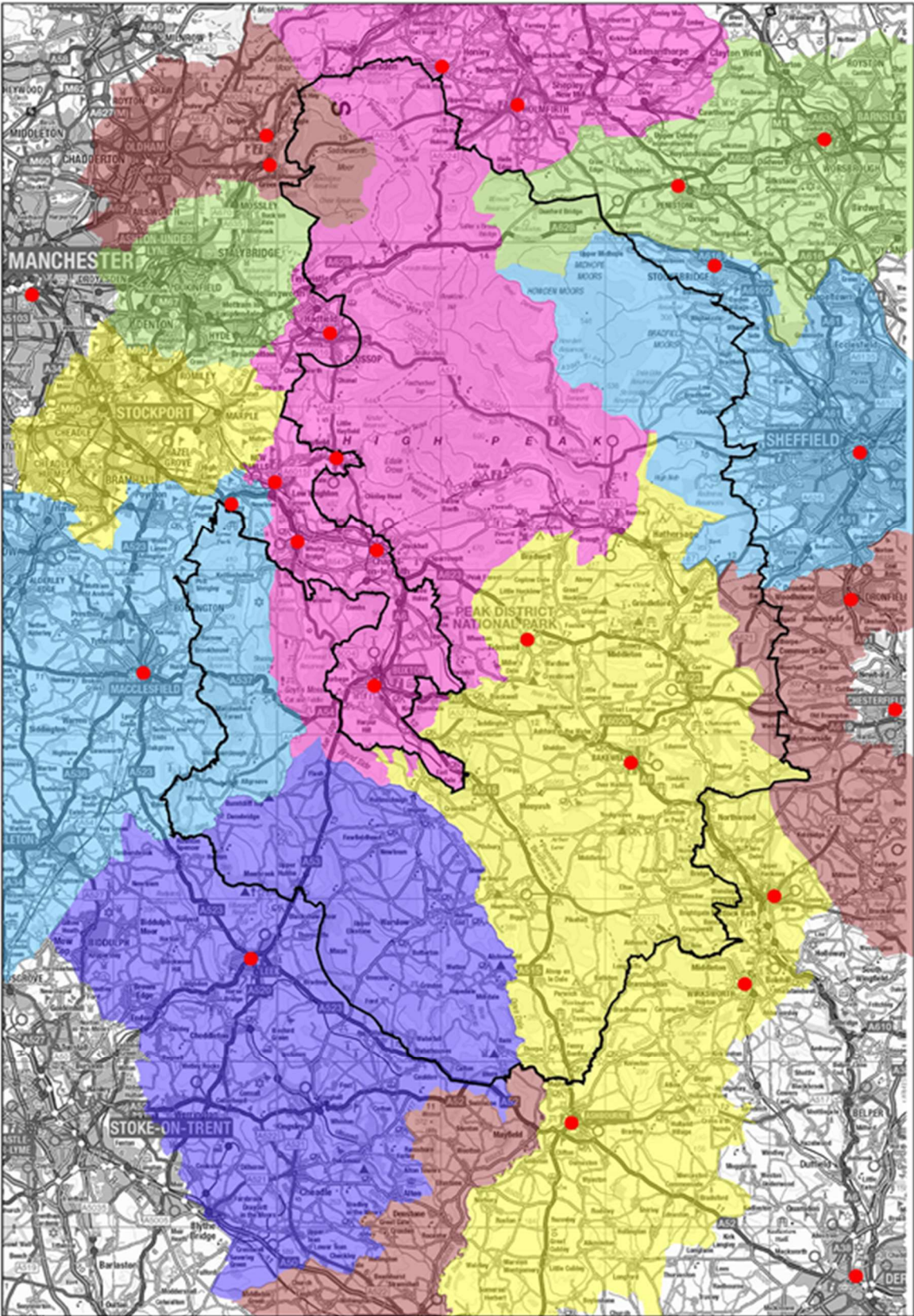
- Barnsley Metropolitan Borough Council, Wellington House, Wellington Street, Barnsley, S70 1WA Tel: (01226) 773555
- Cheshire East Council, Town Hall, Market Place, Macclesfield, Cheshire, SK10 1EA Tel: (0300) 123 5500
- Derbyshire Dales District Council, Town Hall, Bank Road, Matlock, Derbyshire DE4 3NN Tel: (01629) 761100
- High Peak Borough Council, Buxton Town Hall, Market Place, Buxton, Derbyshire, SK17 6EL Tel: (0345) 129 7777
- Kirklees Metropolitan Borough Council, Civic Centre, 3 Market Street, Huddersfield, HD1 2YZ Tel: (01484) 221000
- Oldham Metropolitan Borough Council, Civic Centre, West Street, Oldham, OL1 1UT Tel: (0161) 770 3000
- North East Derbyshire District Council, 2013 Mill Lane, Wingerworth, Chesterfield, Derbyshire, S42 6NG Tel: (01246) 231111
- Sheffield City Council, 1 Union Street, Howden House, Sheffield, S1 2SH Tel: (0114) 273 4567
- Staffordshire Moorlands District Council, Moorlands House, Stockwell Street, Leek, Staffordshire, ST13 6HQ Tel: 0345 605 3010

The following public libraries in and around the National Park will also hold copies of documents and statutory notices:

Ashbourne	Disley	Macclesfield	Stocksbridge
Bakewell	Dronfield	Manchester	Tideswell
Barnsley	Glossop	Matlock	Uppermill
Buxton	Greenfield	Meltham	Whaley Bridge
Chapel en le Frith	Hayfield	New Mills	Wirksworth
Chesterfield	Holmfirth	Penistone	
Derby	Leek	Sheffield	

The locations of the above libraries are shown on the following map.

Map showing library locations where planning policy documents can be viewed



## Appendix 4 – consultation bodies for planning applications

Based on the Town and Country Planning (Development Management Procedure) (England) Order 2015 and other legislation, the statutory bodies that we have to consult in respect of relevant planning applications are:

<b>Statutory consultees</b>
Canal and River Trust
The Coal Authority
Control of major-accident hazards competent authority (COMAH)
County Planning Authorities
Crown Estate Commissioners
Department for Business Energy and Industrial Strategy
Designated Neighbourhood Forums
Environment Agency
Forestry Commission
The Gardens Trust
Health and Safety Executive
Highways Authority including National Highways
Historic England <sup>10</sup>
Lead local flood authority
Local Planning Authorities
National Amenity Societies <sup>11</sup> <ul style="list-style-type: none"> <li>○ Society for the Protection of Ancient Buildings</li> <li>○ Ancient Monuments Society</li> <li>○ Council for British Archaeology</li> <li>○ Georgian Group</li> <li>○ Victorian Society</li> <li>○ Twentieth Century Society</li> </ul>
Natural England
Office for Nuclear Regulation
Oil and Gas Authority

<sup>10</sup> i) for works in respect of any grade I or II\* listed building; and (ii) for relevant works in respect of any grade II (unstarred) listed building;

<sup>11</sup> (aa) for works for the demolition of a listed building; or (bb) for works for the alteration of a listed building which comprise or include the demolition of any part of that building as per [150316 Final Arrangements for handling heritage applications direction.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/150316/Final_Arrangements_for_handling_heritage_applications_direction.pdf) ([publishing.service.gov.uk](https://publishing.service.gov.uk))



Parish Councils
Rail Infrastructure Managers
Rail Network Operators
Sport England
Theatres Trust
Toll Road Concessionaries
Water and sewerage undertakers

DRAFT

## Appendix 5 – consultation stages for planning applications

Stage	Who is involved and how?	Benefits	Consultation period	How are comments assessed?	Feedback
<p><b>Pre-application</b></p> <p>Guidance notes and policies are available on the website and at the NP office.</p> <p>Discussion by a developer with the National Park Authority, interested parties and neighbours.</p>	<p>A ‘Do I Need Planning Permission?’ service is free and available by contacting the Authority by telephone or email.</p> <p>A charged for pre-application advice service is available where written advice can be provided and in certain instances a meeting/site visit can be arranged with a Planning Officer/Conservation Officer<sup>12</sup>.</p> <p>The Authority encourages the developer to contact and involve individuals or groups about their proposals prior to submitting a planning application.</p> <p>Statutory agencies, internal consultees and constituent Authorities will be involved where appropriate.</p>	<p>Confirms whether a development is acceptable in principle, and resolves matters that might otherwise lead to refusal.</p> <p>Improves the quality of a subsequent application and clarifies the format and level of detail required to support it.</p> <p>Ensures those most directly affected by a proposal have a chance to give their views directly to a developer at an early stage.</p> <p>Avoids unnecessary objections at a later stage, and delays in the registration of applications.</p>	<p>No formal period.</p>	<p>Comments made will be used by the applicant to inform submission proposals.</p>	<p>At the discretion of the developer.</p>
<p><b>Submission &amp; consideration of application</b></p> <p>Formal application made and fee paid to</p>	<p>Letters/emails sent to statutory consultees (see Appendix 4), relevant Parish Councils and where necessary, adjoining neighbours, advising of receipt of application.</p> <p>A site notice is posted and/or an advert is placed in the local press in accordance with the Authority’s agreed protocol (see Fig 3 on page 18).</p>	<p>Seek comments from statutory consultees and stakeholders.</p> <p>Informs interested parties that an application has been submitted.</p> <p>Invites people to inspect the plans and make written comments.</p>	<p>21 days to comment on a planning application (Parish Councils are given 28 days but will endeavour to respond within 21).</p>	<p>Comments from statutory consultees are considered in relation to government advice and material planning considerations.</p>	<p>Representations are detailed in committee reports and Officer delegated reports, which are available to view at the Authority’s main office by</p>

<sup>12</sup> Dependent on availability, please refer to [Pre-application advice service: Peak District National Park](#)

National Park Authority.	A weekly list of applications received is available on the Authority's website.	Advises receipt of revised plans for significant amendments.	14 days to comment on revised plans.	Parishes should ensure that their comments are based on material considerations	appointment and on the website.
<b>Stage</b>	<b>Who is involved and how?</b>	<b>Benefits</b>	<b>Consultation period</b>	<b>How are comments assessed?</b>	<b>Feedback</b>
<p><b>Submission &amp; consideration of application Continued</b></p> <p>A site visit is usually undertaken, comments received are considered and an assessment is made.</p> <p>Negotiations can take place with the agent/ applicant and revised plans may be submitted.</p>	<p>Planning applications are available to inspect on the website and by appointment at the Authority's main office.</p> <p>Copies of applications and plans can be obtained, subject to a copying charge.</p> <p>A letter/email is sent to all interested parties, including parish councils advising of receipt of significant revised plans.</p> <p>Delegated reports are available to view on the Authority's website.</p> <p>Reports to Committee are available for public inspection on the website and at the Authority's main office a week prior to the meeting.</p> <p>The Committee report is sent to the relevant Parish Council or Meeting.</p> <p>Details are provided on the website explaining the committee process for the public.</p>	<p>Encourages people to stay in contact to ascertain when and how applications will be determined.</p> <p>The public nature of committee meetings ensures transparency of decision making and understanding of the process.</p> <p>Speaking at committee meetings allows views to be put to Members directly.</p>		<p>Representations of objection or support are a material consideration in assessing and determining an application.</p> <p>Comments received can be used to seek improvements and changes to the proposal, where appropriate.</p>	<p>Minutes of committee meetings are available to view at the Authority's main office and on the website.</p> <p>Committee meetings are open to the public.</p>

Applications are determined under delegated powers or by Planning Committee, unless the application is withdrawn by the agent/ applicant.	Opportunity to attend and/or speak at Committee in accordance with the agreed protocol (available to view on the website).				
<b>Stage</b>	<b>Who is involved and how?</b>	<b>Benefits</b>	<b>Consultation period</b>	<b>How are comments assessed?</b>	<b>Feedback</b>
<p><b>Post-determination</b></p> <p>A decision notice is issued including any conditions or reasons for refusal.</p>	<p>A copy of the withdrawal letter is sent to the relevant Parish Council in order to notify them if an application is withdrawn.</p> <p>Those who comment on the application (via letter or post) are directed to the Authority's website to view the decision.</p> <p>A copy of the weekly list of decisions is available on the website, and at the Authority's main office.</p>	<p>Advises how interested parties can view the decision taken on a planning application.</p>	N/A	N/A	<p>Parish Councils are sent a copy of the withdrawal letter.</p> <p>People are directed to the Authority website to view the planning decision.</p>
<p><b>Appeal</b></p> <p>If an application is refused, the applicant can lodge an appeal with the Planning Inspectorate.</p>	<p>A letter/email is sent to all interested parties, and relevant Parish Councils, advising them that an appeal has been lodged.</p> <p>A letter/email is sent to all interested parties advising them of the arrangements for a Hearing or Public Inquiry.</p>	<p>Informs people that an appeal has been lodged, and advises them of how to make their views known or how to participate.</p> <p>Gives the date, time and location of a Hearing or Public Inquiry should they wish to attend/participate.</p>	N/A	Representations are assessed by the Planning Inspector in deciding whether to allow or dismiss the appeal.	Interested parties may request to the Planning Inspectorate to be kept informed and sent copies of the Inspector's report/decision.

## Appendix 6 – Glossary

**Annual Planning Policy Monitoring Report (AMR):** This assesses the implementation of the Local Development Scheme and the extent to which policies in planning policy documents are being successfully implemented.

**Brownfield Land Register:** The Brownfield Land Register provides up-to-date and consistent information on sites that the Local Planning Authority considers to be appropriate for residential development and meets specific criteria.

**Core Strategy:** Sets out the long-term spatial vision for the Local Planning Authority area, and the spatial objectives and strategic policies to deliver that vision. The Core Strategy is a Development Plan Document (DPD).

**Development Plan Documents (DPDs):** The documents that contain the planning policies for the PDNP. Currently the Core Strategy (adopted October 2011), the Development Management Policies and the made neighbourhood plans.

**Development Management Policies DPD:** A suite of criteria-based policies which are required to ensure that all development within the area meets the spatial vision and spatial objectives set out in the Core Strategy.

**Local Development Scheme (LDS):** Sets out the programme for preparing Development Plan Documents.

**Permission in Principle:** Sites put on Part 2 of the Brownfield Land Register will trigger a grant of Permission in Principle (PIP). PIP relates only to the location, land use and amount of development. A further Technical Details Consent is required before work can commence.

**Policies Map:** The adopted Proposals Map illustrates on a base map the spatial application of some of the policies. It must be revised so that it always reflects the up-to-date planning policies for the area. Changes to the adopted Proposals Map will accompany a Development Plan Document.

**The Regulations:** The Town and Country Planning (Local Development) (England) Regulations

**Soundness:** The 'soundness' of a Development Plan Document, and objections to it, must be considered when it is submitted to an independent Planning Inspector for Examination. 'Soundness' includes assessing whether the document has been prepared in the right way using the right procedures, and if it broadly conforms with national planning guidance.

**Strategic Environmental Assessment (SEA):** A formal environmental assessment of policies, plans and programmes, as required by the European 'SEA Directive' (2001/42/EC).

**Supplementary Planning Documents (SPD):** Provide supplementary/more detailed information in respect of the policies in the Development Plan Documents (i.e. the Core Strategy and Development Management Policies DPDs). They usually cover a specific topic/subject area (e.g. climate change, historic building conversions, design guidance etc.) They are not subject to independent examination by the Planning Inspectorate.

**Sustainability Appraisal (SA):** A tool for appraising policies to ensure that they reflect sustainable development objectives (i.e. social, environmental and economic factors), which must be undertaken for Development Plan Documents, and sometimes for Supplementary Planning Documents.

**Technical Details Consent:** Following a grant of Permission in Principle, the site must obtain Technical Details Consent (TDC) before development can proceed.

DRAFT

## Appendix 7 - Contacts

If you require further information on the Peak District National Park Authority, the Statement of Community Involvement or Development Plan Documents, you can visit the Authority's website at [www.peakdistrict.gov.uk](http://www.peakdistrict.gov.uk)

**Contact the Planning & Communities Team on:**

Email: [policy@peakdistrict.gov.uk](mailto:policy@peakdistrict.gov.uk)

Telephone: (01629) 816200

**Contact the Planning Service on:**

Email: [customer.service@peakdistrict.gov.uk](mailto:customer.service@peakdistrict.gov.uk)

Telephone: (01629) 816200

**Our address is:**

Peak District National Park Authority  
Aldern House  
Baslow Road  
Bakewell  
Derbyshire  
DE45 1AE

### PLANNING AID

The Authority recognises that its officers are not always best placed to work with community groups, and that some people prefer to seek independent advice. Planning Aid is a service provided by the Royal Town Planning Institute that maintains a 'Planning Aid Direct' web resource which is free to use, or an email 'Advice Service' that offers fifteen minutes of free professional advice via email. In some circumstances, Planning Aid can offer bespoke support for eligible individuals or groups who can receive further advice through a network of professional volunteers, who give their services free of charge to those who are unable to afford professional fees.

Email: [advice@planningaid.rtpi.org.uk](mailto:advice@planningaid.rtpi.org.uk)

Dear Parish Council/Parish Meeting,

## **Review of the Statement of Community Involvement – [Consultation Document](#)**

The Statement of Community Involvement (SCI) explains how the National Park Authority will involve individuals, local communities and stakeholders in the preparation and revision of planning policy documents and the determination of planning applications.

The SCI was last reviewed in 2018 and should be reviewed every 5 years. Therefore, in line with these requirements, we are currently reviewing the document.

### **Pre-Consultation Stage**

A pre-consultation stage was undertaken internally within the Authority and the Peak Park Parishes Forum (PPPF) during April 2023. Changes were made to the SCI as a result of these responses and the draft SCI was taken to the National Park Authority meeting on 19<sup>th</sup> May, for permission to enter into a wider consultation stage on the draft SCI. The report for this can be viewed on our planning policy [webpage](#).

### **Changes made to the 2018 Statement of Community Involvement**

The Statement of Community Involvement Consultation Document has been updated in the following ways:

- Updates to general references and procedures;
- Amendments to typographical errors;
- Addition of a clear section outlining how the public are involved in the plan making process (section 4) and the planning application process (section 6);
- In para 2.5 the 'Planning Service and Parishes Accord' (agreed in Nov 2011) has been incorporated into the SCI, and the role of the PPPF has been defined;
- In para 6.15 the wording has been amended to advise that people who comment on a planning application via letter or email are directed to the Authority website to view the decision;
- Boxes and flowcharts embedded throughout the 2018 SCI have been incorporated into a processes table in Appendix 2 (for plan making) and Appendix 5 (for planning applications) of the SCI. All appendices have been moved to the end of the document; and
- Table 1, outlining methods for engaging in plan making, has been removed and incorporated into the processes table in Appendix 2 of the SCI.

### **How to Comment**

The draft SCI can be viewed on our website [here](#).

The consultation on this draft document will be open from **Friday 26<sup>th</sup> May until Monday 24<sup>th</sup> July 2023**. Please send any comments you may have by email to [policy@peakdistrict.gov.uk](mailto:policy@peakdistrict.gov.uk) or by post, marked for my attention, and sent to the address at the top of this letter.

If you have any questions regarding the content of this email, or require a paper copy of the draft SCI, please contact me on 01629 816200 or [policy@peakdistrict.gov.uk](mailto:policy@peakdistrict.gov.uk)

Yours faithfully,

Clare Wilkins  
Community Policy Planner



[policy@peakdistrict.gov.uk](mailto:policy@peakdistrict.gov.uk)



Sign up to receive the Peak District National Park Foundation's [Our Peak e-newsletter](#) to keep up to date with [appeals and projects](#) to look after the National Park for everyone forever.

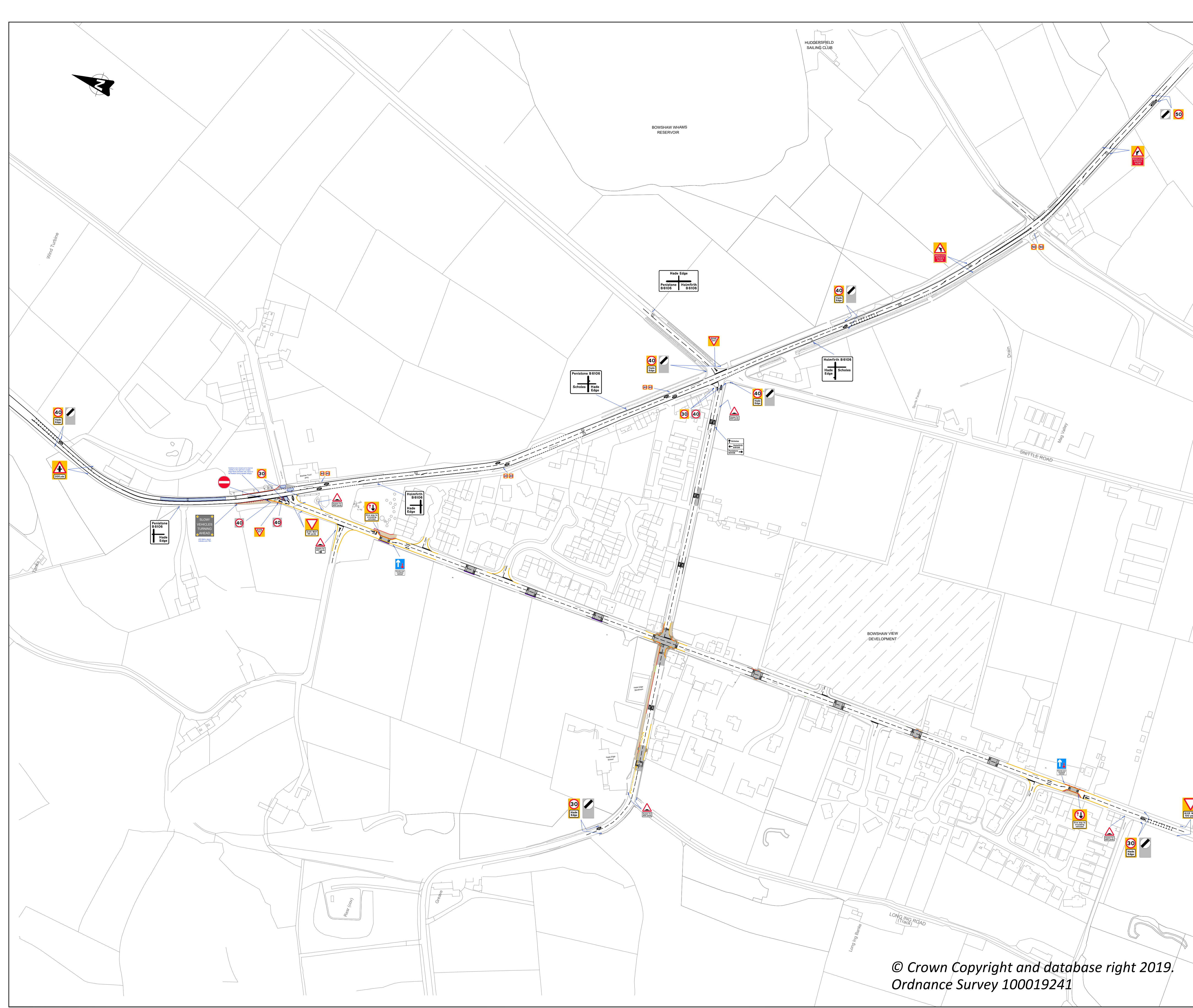
Donate [here](#)   

Peak District National Park Authority, Aldern House, Baslow Road, Bakewell, DE45 1AE.  
Phone:01629 816200

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**KEY**

- New kerbs (Full height)
- New kerbs (Flush at crossings)
- New kerbs (Vehicle Crossovers)
- New channels
- ▒ Carriageway works, road humps, cushions
- ▒ Footway and verge works
- ▒ Tactile paving at pedestrian crossings
- Marker posts
- Bollards
- ↗ Traffic sign locations
- White/yellow road markings
- ▒ Areas where vehicle detection will trigger LED Matrix sign

REF.	DATE	REVISIONS
B	Jun 23	Non-permitted "30" roundels removed
A	May 23	Various revisions following public consultation



**Streetscene & Housing  
Flint Street, Fartown  
Huddersfield, HD1 6LG**

SECTION	Highway Safety	
DRAWN	DSB/JW	CHECKED EC
SCALE	PROJECT NO.	DATE
N.T.S.	50-61698	May 23

PROJECT  
Hade Edge  
Section 106  
Casualty Prevention Scheme

TITLE  
Preliminary Design  
Scheme Overview  
for Public Consultation

DRAWING No.	HS-50-61698-GA01 RevB
CAD No.	

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Ordnance Survey 100019241

----- Forwarded Message -----

**Subject:**RE: Fwd: Hade Edge Safety Scheme - Public Consultation Feedback

**Date:**Mon, 12 Jun 2023 10:40:24 +0000

**From:**Dean Barker <[Dean.Barker@kirklees.gov.uk](mailto:Dean.Barker@kirklees.gov.uk)>

**To:**[cllr baylin@holmevalleyparishcouncil.gov.uk](mailto:cllr baylin@holmevalleyparishcouncil.gov.uk) <[cllr baylin@holmevalleyparishcouncil.gov.uk](mailto:cllr baylin@holmevalleyparishcouncil.gov.uk)>

**CC:**Deputy Clerk <[deputyclerk@holmevalleyparishcouncil.gov.uk](mailto:deputyclerk@holmevalleyparishcouncil.gov.uk)>, Cllr Paul Davies

<[Paul.Davies@kirklees.gov.uk](mailto:Paul.Davies@kirklees.gov.uk)>, Cllr Donald Firth <[Donald.Firth@kirklees.gov.uk](mailto:Donald.Firth@kirklees.gov.uk)>, Cllr Moses

Crook <[Moses.Crook@kirklees.gov.uk](mailto:Moses.Crook@kirklees.gov.uk)>, Elizabeth Cusick

<[Elizabeth.Cusick@kirklees.gov.uk](mailto:Elizabeth.Cusick@kirklees.gov.uk)>, Jonathan Walsh <[Jonathan.Walsh@kirklees.gov.uk](mailto:Jonathan.Walsh@kirklees.gov.uk)>

Hello Lawrence

As discussed, just to put the issue about the '30' roundels to rest properly, I've amended the plan as attached (Revision B) to reflect the rules.

For speed limit roundels, Traffic Signs Manual Chapter 5 (DfT) states: -

8.18.1 *"The road marking roundels... may be used to supplement upright signs, or on their own as repeater signs in 20 mph zones. [Elsewhere] the road marking roundel ...must be used in conjunction with an upright terminal sign... As with the upright sign, the marking must not be used as a repeater on a lit road subject to a 30 mph speed limit."*

I hope this clears this up, and please apologise to anyone at the Residents Association meeting who felt miss-led, this was not my intention.

Best regards

Dean

**From:** [cllr baylin@holmevalleyparishcouncil.gov.uk](mailto:cllr baylin@holmevalleyparishcouncil.gov.uk) <[cllr baylin@holmevalleyparishcouncil.gov.uk](mailto:cllr baylin@holmevalleyparishcouncil.gov.uk)>

**Sent:** Friday, June 9, 2023 8:42 AM

**To:** Dean Barker <[Dean.Barker@kirklees.gov.uk](mailto:Dean.Barker@kirklees.gov.uk)>

**Subject:** RE: Fwd: Hade Edge Safety Scheme - Public Consultation Feedback

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

Thank you Dean. I will call you then.

Kind regards

Cllr Lawrence Baylin  
Holme Valley Parish Council (Scholes & Hade Edge)

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

From: "Dean Barker" <[Dean.Barker@kirklees.gov.uk](mailto:Dean.Barker@kirklees.gov.uk)>

Sent: Thursday, 8 June, 2023 09:28

To: "[cllr baylin@holmevalleyparishcouncil.gov.uk](mailto:cllr baylin@holmevalleyparishcouncil.gov.uk)" <[cllr baylin@holmevalleyparishcouncil.gov.uk](mailto:cllr baylin@holmevalleyparishcouncil.gov.uk)>

Subject: RE: Fwd: Hade Edge Safety Scheme - Public Consultation Feedback

Hello Cllr Baylin

I've booked you in for Monday morning 11:00, my mobile number is 07773334496.

Best regards  
Dean

**From:** [clrlrbaylin@holmevalleyparishcouncil.gov.uk](mailto:clrlrbaylin@holmevalleyparishcouncil.gov.uk) <[clrlrbaylin@holmevalleyparishcouncil.gov.uk](mailto:clrlrbaylin@holmevalleyparishcouncil.gov.uk)>  
**Sent:** Wednesday, June 7, 2023 7:55 PM  
**To:** Dean Barker <[Dean.Barker@kirklees.gov.uk](mailto:Dean.Barker@kirklees.gov.uk)>  
**Subject:** FW: Fwd: Hade Edge Safety Scheme - Public Consultation Feedback

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

Hello Dean.

I would appreciate booking a phone conversation with you to clarify a couple of points on the information below. I have a meeting scheduled with a local residents association next Wednesday and want to be sure of the facts.

I am available Thursday late afternoon (tomorrow), Friday morning before 10.00 or any time on Monday morning.

Thanks in advance.

Kind regards

Cllr Lawrence Baylin  
Holme Valley Parish Council (Scholes & Hade Edge)

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

**From:** "Deputy Clerk" <[deputyclerk@holmevalleyparishcouncil.gov.uk](mailto:deputyclerk@holmevalleyparishcouncil.gov.uk)>  
**Sent:** Wednesday, 31 May, 2023 11:42  
**To:** "Cllr Mary Blacka" <[cllrmaryblacka@holmevalleyparishcouncil.gov.uk](mailto:cllrmaryblacka@holmevalleyparishcouncil.gov.uk)>, "Cllr Andy Wilson" <[cllrandywilson@holmevalleyparishcouncil.gov.uk](mailto:cllrandywilson@holmevalleyparishcouncil.gov.uk)>, "Cllr Isaac Barnett" <[cllrisaacbarnett@holmevalleyparishcouncil.gov.uk](mailto:cllrisaacbarnett@holmevalleyparishcouncil.gov.uk)>, "Cllr Kath Fernandes" <[cllrkfernandes@holmevalleyparishcouncil.gov.uk](mailto:cllrkfernandes@holmevalleyparishcouncil.gov.uk)>, "Cllr Pat Colling" <[cllrpatcolling@holmevalleyparishcouncil.gov.uk](mailto:cllrpatcolling@holmevalleyparishcouncil.gov.uk)>, "Cllr Adrian James" <[cllradrianjames@holmevalleyparishcouncil.gov.uk](mailto:cllradrianjames@holmevalleyparishcouncil.gov.uk)>, "Cllr Steve Ransby" <[cllrsransby@holmevalleyparishcouncil.gov.uk](mailto:cllrsransby@holmevalleyparishcouncil.gov.uk)>, "Cllr Martin Rostron" <[cllrmrostron@holmevalleyparishcouncil.gov.uk](mailto:cllrmrostron@holmevalleyparishcouncil.gov.uk)>, "Cllr Jo Liles" <[cllrjliles@holmevalleyparishcouncil.gov.uk](mailto:cllrjliles@holmevalleyparishcouncil.gov.uk)>, "Cllr Tom Dixon" <[cllrtomdixon@holmevalleyparishcouncil.gov.uk](mailto:cllrtomdixon@holmevalleyparishcouncil.gov.uk)>, "Cllr Andrew Fenwick" <[cllrafenwick@holmevalleyparishcouncil.gov.uk](mailto:cllrafenwick@holmevalleyparishcouncil.gov.uk)>  
**Cc:** "Cllr Jo Liles" <[cllrjliles@holmevalleyparishcouncil.gov.uk](mailto:cllrjliles@holmevalleyparishcouncil.gov.uk)>, "Cllr Lawrence Baylin" <[clrlrbaylin@holmevalleyparishcouncil.gov.uk](mailto:clrlrbaylin@holmevalleyparishcouncil.gov.uk)>, "Gemma Sharp" <[assistantclerk@holmevalleyparishcouncil.gov.uk](mailto:assistantclerk@holmevalleyparishcouncil.gov.uk)>  
**Subject:** Fwd: Hade Edge Safety Scheme - Public Consultation Feedback

Hi Planning Committee Members and Scholes ward councillors  
For your information, below is the update on the consultation on the Hade Edge traffic management plan from Kirklees Highways, and the timescales for works going forward.

Kind regards,  
Rich

----- Forwarded Message -----

**Subject:** Hade Edge Safety Scheme - Public Consultation Feedback  
**Date:** Wed, 31 May 2023 10:25:14 +0000  
**From:** Dean Barker <[Dean.Barker@kirklees.gov.uk](mailto:Dean.Barker@kirklees.gov.uk)>  
**To:** HadeEdgeConsultation <[HadeEdgeConsultation@kirklees.gov.uk](mailto:HadeEdgeConsultation@kirklees.gov.uk)>

CC: Cllr Moses Crook <[Moses.Crook@kirklees.gov.uk](mailto:Moses.Crook@kirklees.gov.uk)>, Cllr Donald Firth <[Donald.Firth@kirklees.gov.uk](mailto:Donald.Firth@kirklees.gov.uk)>, Cllr Paul Davies <[Paul.Davies@kirklees.gov.uk](mailto:Paul.Davies@kirklees.gov.uk)>, Deputy Clerk <[deputyclerk@holmevalleyparishcouncil.gov.uk](mailto:deputyclerk@holmevalleyparishcouncil.gov.uk)>

Dear Residents

The Public Consultation exercise on the above scheme is now complete. Please find attached a summary table of feedback including issues raised and change requests, our comments on each of these, and resulting changes made to the scheme layout. In total 24 residents responded (8% of 309 addresses contacted), of which 22 (92%) were supportive of the scheme, 1 (4%) was not, and 1 (4%) did not commit either way. The responses comprised 9 emails and 2 letters, the remainder being forms submitted at the Hade Edge Band Room open day. The table covers almost all of the issues raised, however, a handful of residents raised other minor issues, some unrelated to the scheme, that are not included. Please contact us again at [HadeEdgeConsultation@Kirklees.gov.uk](mailto:HadeEdgeConsultation@Kirklees.gov.uk) if issues remain unresolved.

On the table only street addresses are used rather than names / house numbers, and your email addresses are not visible to others in this email, to protect your personal data. By way of explanation, on the table the street addresses with colour highlights show where the same address submitted multiple comments. So for example, one resident from **Strines Moor Road** raised two issues, as did another from **Hopefield Court**. Where no colour highlight is shown, that address just raised a single issue. There 21 individual issues on the table, and we recommend accepting 5 of them (24%). We have also uploaded a copy of the revised Plan and the Table to the Web, which can be reached via the link below from any PC / Tablet / Smartphone (and shared with others);

[www.kirklees.gov.uk/hade-edge](http://www.kirklees.gov.uk/hade-edge)

Please note – The “30” roundels shown on the plan were included only to clarify the proposed speed limit along Dunford Road / Greave Road, and cannot be installed on site as they are not permitted signs. However, the “40” and “50” roundels will be installed. Apologies for any confusion caused by this.

We now plan to formally advertise the Traffic Orders and Traffic Calming Measures ASAP. If after reading this email and considering the attachments, you still feel unable to support the scheme and wish to object to the proposals, then you will have an opportunity to do so when advertisement takes place. The advert, which will be published in the local press and on our website, will be supported by on street notices to inform residents and others that this is happening. Details on how and where to object will be included in that advert. Any and all objections received during advertisement will be reported to the Council's Cabinet Committee Local Issues. They will consider objections by means of a full written report, and decide whether to uphold or overrule them, and through those decisions decide upon the final format of the scheme. If you do object, you will have an opportunity to make representations to the Committee (by writing, email, or in person) and will be informed of the date and time as and when necessary.

The start of works is provisionally programmed for August. If you live in an area affected by the work, you will be contacted in advance nearer the time by letter with information including works duration / phasing, temporary traffic management arrangements, how the works might affect you, and contact numbers in case of problems. This information will be provided by our Works Team, and until the scheme is ready for construction we can provide no further details on construction.

Thank you for taking time out to provide feedback on the proposals.

Best regards

**Dean Barker**  
Principal Engineer  
Highway Safety  
Kirklees Council

Flint Street | Fartown | Huddersfield | HD1 6LG

Tel: 01484 221000 | Ext: 78606

Email: [dean.barker@kirklees.gov.uk](mailto:dean.barker@kirklees.gov.uk)



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## 4.2 Design in Town and Local Centres and Public Realm



Figure 15 - Examples of shopfronts & signage in Holmfirth which are in keeping with the character of the town © Holmfirth Conservation Group 2018

### Shopfronts and Advertisements

#### Introduction and Background

- 4.2.1 Most public ground floor frontages in town, district and local centres are occupied by shops and other commercial property and shopfronts are the most prominent element of many buildings. The appearance of shopfronts and advertisements can have a major impact on the character of conservation areas and other areas. Whether this impact is beneficial or harmful is dependent on the quality and sensitivity of the designs used.
- 4.2.2 The character of the built environment in the commercial centres and retail cores of the towns and villages of Holme Valley is extremely important as these areas provide a focal point for the style and vernacular architecture of non-residential buildings in each area. The design of shops fronts and ground floors of properties affect both the character and economic vitality of a town or local centre by contributing to the attractiveness of an area and its sense of place. As one retailer commented in the Regulation 14 consultation, 'window displays and signage make an enormous difference to the look and feel of the high street...it's very important to keep visitor numbers up which in return boosts economy in the area. If the shops don't look appealing, numbers will start dropping'.
- 4.2.3 The Holme Valley has two key shopping areas: Holmfirth and Honley along with many other shops and businesses throughout the villages. Both Holmfirth and Honley are conservation areas as are many of the villages as outlined in section 4.2. It is therefore important that traditional shopfronts, particularly in the larger settlements of Holmfirth and Honley are protected and enhanced to help preserve the sense of each place's identity. Each centre has a unique character and ensuring that changes are sensitive to this local character is essential.

#### Community Consultation and Engagement

- 4.2.4 Retailers and businesses have a strong preference for standard 'house' styles and colours. These interests must be balanced with the need to protect and enhance the unique qualities of the Holme Valley. Experience has shown that with a flexible approach, together with an emphasis on good design and quality, including the use of traditional detailing in conservation areas, corporate image can be adapted.

- 4.2.5 Our consultation highlighted the importance of both built heritage and local shops in its top ten 'specific features of the Holme Valley which are important'. Retaining the style of shopfronts is an important element of ensuring that shopfronts are designed in keeping with the character of the building and the area they sit within.



Figure 16 - Honley Westgate & Coordinated signage in Holmfirth

- 4.2.6 Developers are advised to discuss proposals for new shopfronts and advertisements in conservation areas or where proposals impact on listed buildings or other heritage assets with the Kirklees Council's Conservation Team at an early stage.

### A Shopfronts and Advertisements Policy for Holme Valley

- 4.2.7 Primary and secondary shopping areas in the valley are identified in Kirklees Local Plan Policy LP13 Town centre uses and Policy LP14 Shopping frontages identifies shopping frontages. Local Plan Policy LP25 Advertisements and shop fronts provides general guidance for advertisements and shop fronts. Shopfronts within the Peak District National Park Authority part of Neighbourhood Area will not be permitted illuminated signs except in accordance with DMP DMS 5.
- 4.2.8 Many of the Holme Valley's buildings date from the 18<sup>th</sup> and 19<sup>th</sup> centuries. During this period, shopfront design sought to achieve a successful relationship between the shopfront itself and the building as a whole. Some adaptations may be necessary to take account of technological change, but such original features should be retained where possible.



Figure 17 - Recent change of Holmfirth shopfront from traditional to modern design



- 4.2.9 Very few early shopfronts survive. Special care is needed to ensure that these are preserved and restored in a sensitive manner and Figure 17 shows how shopfronts can unfortunately erode local character by adopting distinctive modern signage. Sometimes original features such as pilasters and fascias have been hidden by later work and where this is the case such features should be revealed and restored. Consideration should also be given to future maintenance and weather proofing. Shopfronts should be designed to throw water clear of the shopfront to help prevent rot and avoid long-term maintenance issues. Concerns about poor maintenance of shopfronts were raised by residents in the Regulation 14 consultation and whilst this is not a planning matter, the NDP encourages high quality, long-lasting designs in the future.
- 4.2.10 The replacement of modern shopfronts with traditional designs can have positive benefits. Traditional style shop fronts can enhance the street scene and add to the visual interest of the local shopping area, helping to make it more attractive to shoppers and visitors. Large plate glass windows, excessively deep fascias and unsuitable materials such as unpainted tropical hardwood or aluminium should be replaced with more appropriate and sensitive design and materials wherever possible.
- 4.2.11 Whilst protecting the historic and distinctive character of town and village centres in Holme Valley is a priority for the NDP, there is also a need to ensure shops and services are as accessible as possible for all groups. The NDP aims to take a balanced approach by promoting sensitive alterations which support improved accessibility for all groups whilst protecting the historic character. Historic England's document "Easy Access to Historic Buildings, 2004" and the Department for Communities and Local Government's "Planning and access for disabled people: a good practice guide, 2003" provide more detailed information. Barriers to access include:
- external physical elements of the building and its setting, including landscape features, kerbs, exterior surfaces, paving, parking areas, building entrances and exits as well as emergency escape routes
  - any feature arising from the design or construction of a building itself, including architectural details (such as plinths, column bases, staircases, ironwork and door openings), fixtures, fittings, furnishings, furniture, equipment and other materials.
- 4.2.12 The Historic England document notes that easy physical access involves people being able to circulate freely and cope with changes in level. Horizontal movement is most likely to be constrained by floor surfaces, corridors, doorways, thresholds and small changes in level. Improvements to vertical circulation may require alterations to steps, stairs and handrails or involve the introduction of ramps or lifts. All of these can affect the appearance and significance of the building and the advice of conservation officers should be sought at the earliest opportunity.
- 4.2.13 Given the distinctive character of each of the local and town centres, we have created a specific policy (Policy 4) to guide shopfronts and advertisements. Many proposals for shopfronts will be for premises which are located within a conservation area. Whilst these design principles are key to proposals located within these areas, the advice should equally be applied to shopfront proposals across the Holme Valley designated area. The Heritage and Character Assessment report describes local character in more detail in each of the identified Landscape Character Areas.

- 4.2.14 The use of Article 4 directions is a means of controlling works which could threaten the character of an area. We would support such directions where appropriate to allow Kirklees to preserve our built heritage within town and village centres. The proliferation of bold, dominant or illuminated advertising material can have a significant detrimental effect on the visual character of a locality, particularly in sensitive places such as conservation areas and in sensitive rural locations. It is therefore important that advertisements are sensitively designed and this is also addressed in Policy 4. Consideration should therefore be given to withdrawing deemed consent through use of suitable Article 4 Directions and 'special areas of advertisement control' particularly in Conservation Areas).<sup>8</sup>

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<sup>8</sup>Many fascias and projecting signs do not require consent if they are below first floor level and are not illuminated. Illuminated signs within conservation areas are likely to require a formal application (express consent). The main categories of signage that can be displayed using deemed consent (basically permitted development rights for signage) are set out in Class 3 and 5 as set out in Outdoor advertisements and signs: a guide for advertisers, June 2007 Department for Communities and Local Government There is no 'special area of advertisement control' in the Holme Valley (or Kirklees).

## **Policy 4: Design Codes for High Quality Shopfronts and Advertisements**

### **Design Principles for Shopfronts**

#### **1. General Principles**

Proposals for new shopfronts, or alterations to existing shopfronts should consider the following design concepts to ensure that the proposal is sympathetic to the character and amenity of the locality.

Designs should:

- a) Be designed to integrate into the existing building by respecting the period, scale and architectural style of the building and reflect the characteristics of the wider street scene;
- b) Enclose and frame shop windows and entrances with essential visual and functional elements such as pilasters, fascias and stallrisers. Accurate and authentic detailing is essential;
- c) Avoid linking two or more buildings with one fascia unless historically already established by continuous architectural pattern or shop use;
- d) Seek to incorporate moulded cornices weathered with a properly detailed lead flashing above the fascia;
- e) Make sure that shopfronts have individual distinctive identities with different stallriser heights, window designs and fascias that positively contribute to the character and integrity of the building and the complexity and diversity of the street scene;
- f) Encourage the use of stallrisers to protect shop windows and provide a visual break between the window and the street surface. Designs for shopfronts should include part-glazed door panels that reflect the height of the stallriser and the sub-division of large areas of glass wherever possible;
- g) Make use of energy-efficient measures with regard to any illumination arising from the shopfront, particularly through the use of LED lighting where appropriate;
- h) Make use of recessed doorways, single and double to give more three-dimensional quality; and
- i) Avoid use of uPVC windows in historic areas.

#### **2. Retention of Existing Shopfronts**

The retention of existing shopfronts, which contribute to the character of the building or area, will be encouraged and special care should be given to the preservation and sensitive restoration of original features where possible.

### **3. Accessibility**

The sensitive alteration of existing traditional shops and town centre buildings to improve accessibility for all is supported. Accessibility should be improved where there is the opportunity to do so provided any special interest of the building is not compromised. Overall proposals should not prejudice the character of the building or buildings and should have due regard for any features which make a particular building or buildings special or significant.

### **4. Shutters and Grilles**

Solid roller shutters and the introduction of shutter boxes to the exterior of buildings have an adverse visual impact and will be resisted in that part of the neighbourhood area where Kirklees Council is the local planning authority. Any shopfronts in the Peak District National Park Authority part of Neighbourhood Area will not be permitted to have external security roller shutters.

The following suitable alternatives will be supported:

- a) Security glass with alarm or internal cameras;
- b) A reduction in the size of window glass;
- c) Internal see-through shutters.

In that part of the neighbourhood area outside the National Park the following additional alternatives will be acceptable:

- External shutters that are removed during working hours – decorative options for these themed on the shop's trade may be applicable.
- Externally mounted open mesh roller shutters provided that the box housing is concealed behind the fascia and the projection from the face of the building does not result in an increase in depth to the detriment of the appearance of the shopfront.

## **Design Principles for Advertisements**

### **1. General Principles**

Any shopfronts within the Peak District National Park Authority part of Neighbourhood Area will not be permitted illuminated signs except in accordance with DMP DMS 5.

Where planning consent is required, proposals for fascia, hanging and projecting advertisement signs should complement the design of the building and shopfront.

Cumulative impacts of advertisements should be considered in relation to street scene and visual clutter. Advertisements should not overly dominate the public realm or have an adverse impact on

local character.

Consideration should be given to an advertisement's impact on highway safety. Advertisements which are distracting to road users, by virtue of their scale, design or positioning should be avoided.

## **2. Fascia Signs**

Proposals for fascia signs should seek to sympathetically integrate the design of the fascia with the shopfront, making use of traditional design fascias.

Lettering should:

- a) Convey the essential message of the retailer
- b) Either be a sign written onto the fascia or applied as individual lettering in a traditional manner directly to the structure of the building;
- c) Reflect the use and character of the shop and the building;
- d) Be of a style and size that relates to the area of the fascia or sign and building on which it is used;
- e) Use sensitive colours and appropriate shading and blocking of letters which reflect the local character and appearance of the area particularly within conservation areas; and
- f) Minimise impacts on the historic fabric of the building.
- g) New illuminated boxed fascias that project from the face of the building and the addition of new fascias on top of existing ones should be avoided.

In instances where illuminated fascia signs are proposed outside the National Park, they should be sensitively designed in order to be sympathetic to both the building they are attached to and the surrounding area, particularly if situated in a historic area. Illumination of fascias should not be excessive or intrusive and should make use of energy efficient methods of lighting such as via LED. Schemes should avoid light pollution into adjoining residential properties and not unnecessarily cause poorly directed light pollution elsewhere.

## **3. Projecting Signs**

Projecting signs will be supported where they are sensitive to the design of the existing building and are a characteristic feature of the surrounding area.

The use of internally illuminated projecting box signs that form a projecting part of a fascia should be avoided.

Where a projecting sign is appropriate, proposals should make use of a traditional hanging sign, which is hung from a metal bracket

that can add interest to the street without unobtrusive external illumination. Consideration should be given to the use of hanging symbols denoting the trade being carried on in the premises as an interesting and eye-catching alternative to a hanging board.

Projecting signs should be of a high quality and relate to the size and scale of the existing building façade and do not appear either overly intrusive or inappropriately small. Projecting signs should be carefully positioned to take into account the design and architectural detailing of the existing building – normally below the first-floor windows.

Projecting signs will be restricted to one sign per building and should relate only to the business which occupies the premises.

**Policy 4 is in general conformity with:**

**Kirklees Local Plan - Strategies and Policies 2013 – 2031**

Policy LP13 Town centre uses

Policy LP14 Shopping frontages

Policy LP25 Advertisements and shop fronts

**Peak District National Park Development Management Policies Part 2 of the Local Plan for the Peak District National Park, up to 2026**

DMS4 Shopfronts

DMS 5 Outdoor advertising.

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Good Afternoon

[Have your say on our Rail Strategy](#)



I am writing to invite you to give your views on the West Yorkshire Combined Authority's emerging Rail Strategy. Our consultation is now live for a 12-week period, from 12 June to 3 September 2023. All information, including our survey, can be found on our Your Voice engagement platform page here: [www.yourvoice.westyorks-ca.gov.uk/rail-strategy](http://www.yourvoice.westyorks-ca.gov.uk/rail-strategy)

## **Background**

Our Rail Vision is part of the Connectivity Infrastructure Plan and sets out our ambition for the way in which the railway needs to serve the region, its people, and businesses in the future. In 2021, we consulted on our draft Rail Vision and received a lot of positive feedback and support.

The emerging Rail Strategy sets out our priorities and the next steps needed to deliver the Rail Vision for West Yorkshire up to 2050. It looks at how we can address the urgent issues impacting the railways, such as frequency, capacity, performance and the quality of the passenger experience. It also looks at our key priorities for the development of the rail network:

- Delivering capacity for growth
- Improving station facilities and train services
- Decarbonisation (Transpennine route upgrade and further programme of electrification)
- Increased capacity for non-passenger (freight) trains carrying goods on the railway

## **We welcome your views and comments**

We would like to give you an opportunity to comment on the emerging Rail Strategy. You are invited to provide your feedback by completing our survey and we welcome any additional feedback by email or letter should you wish to say more. If you choose to provide feedback, please tell us whether you support the emerging Rail Strategy and describe anything you feel is missing or should be changed. Responses via letter should be signed by the appropriate person providing the response and include their full name and job title. All responses received will be analysed and included in the consultation outcome report which will be published on the consultation page.

If you wish to obtain a hard copy or require further assistance accessing any of the consultation materials, please contact the West Yorkshire Combined Authority's consultation team using the contact details listed below:

- Email: [yourvoice@westyorks-ca.gov.uk](mailto:yourvoice@westyorks-ca.gov.uk)
- Telephone: 0113 245 7676 (MetroLine)
- Post: Freepost CONSULTATION TEAM (WYCA)

## **Responses should be received by Sunday 3 September 2023.**

If you are not the most appropriate person to respond on behalf of your organisation, could you please provide alternative contact details. If you do not wish to submit a response to this consultation or would not like to be kept informed of future consultation stages, please contact us to be removed from the list.

## **Webinars**

We will be hosting a series of online webinars as part of this consultation. During the webinars you will have the opportunity to hear more about the Rail Strategy and ask your own questions to the project team.

Please sign up for any of the webinars by following the registration links below:

- Sign up (External link) for Wednesday 14 June: 11am-12pm
- Sign up (External link) for Friday 16 June: 1pm- 2pm
- Sign up (External link) for Monday 19 June: 2pm-3pm
- Sign up (External link) for Wednesday 21 June: 5pm- 6pm



If you are unable to access our webinars, we are happy to provide further webinars, or face to face sessions, or contact you via your preferred method.

Please let us know any further requirements you may have.

### **Confidentiality and data protection**

The Combined Authority is collecting this data and will process it for the purpose of understanding and identifying information that is relevant to the 'West Yorkshire Rail Strategy'.

For the purposes of the Data Protection Act (2018) and the General Data Protection Regulations (GDPR), the 'controller' of the personal data which you provide in the form is the West Yorkshire Combined Authority ("the Combined Authority", "we", "us") of Wellington House, 40-50 Wellington St, Leeds LS1 2DE (Tel: 0113 251 7272). The Combined Authority is registered with the Information Commissioner's Office with registration number ZA051694.

Questions regarding some of your personal data and some special category data are asked as we recognise that the needs of different customer groups can vary and we are committed to improving transport services for all customers within the region. In addition, the survey platform will capture your IP address when you complete an online survey, however we will not process this data further. We publish comments/feedback you provide in the consultation's outcome reports available on the Your Voice page, to demonstrate the feedback we have taken into account. This does not contain any of your identifiable information.

We act in accordance with our corporate privacy notice, which provides further information on personal data processing and how to contact us to make a request:

<https://www.westyorks-ca.gov.uk/footer/privacy-notice-and-cookie-policy/>

The Combined Authority's Data Protection Officer can be contacted at [DPO@westyorks-ca.gov.uk](mailto:DPO@westyorks-ca.gov.uk)

Please do not hesitate to contact us if you require any further information.



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**Write to us:** Wellington House, 40-50 Wellington Street, Leeds, West Yorkshire, LS1 2DE