

KIRKLEES METROPOLITAN COUNCIL

PLANNING SERVICE

**UPDATE OF LIST OF PLANNING APPLICATIONS TO BE DECIDED BY
STRATEGIC PLANNING COMMITTEE**

26 JUNE 2025

Planning App 2021/93567: Update (for information)

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Demolition of existing commercial buildings and erection of 180 dwellings with associated works at land off Westgate, Cleckheaton, BD19 5DR

Clarification

Further to the details contained within the committee report, it should be noted that the original S106 agreement, issued as part of the approval, included a Viability Review mechanism. This was because the original application and approval did not include a full policy compliant s106 package, following a viability exercise.

In addition to the alterations detailed in the main committee note, the recent amendment to the S106a agreement also removed the Viability Review mechanism, only in the circumstances that Thirteen Group develop the site as 100% affordable housing.

This was done on the grounds that an above policy compliance affordable housing contribution of 100% would be delivered, compared to the original reduced package of 6.6%, and the material weight this provision carried on the planning balance.
