

The Planning Inspectorate

PLANNING APPEAL FORM (Online Version)

WARNING: The appeal **and** essential supporting documents **must** reach the Inspectorate within the appeal period. **If your appeal and essential supporting documents are not received in time, we will not accept the appeal.**

Appeal Reference: APP/Z4718/W/25/3369715

A. APPELLANT DETAILS

The name of the person(s) making the appeal must appear as an applicant on the planning application form.

Name	Mr Simon Kunz
Company/Group Name	Wharfedale Ltd
Address	
Preferred contact method	Email ☒ Post ☐

B. AGENT DETAILS

Do you have an Agent acting on your behalf?	Yes ☒ No ☐
Name	Mr Nicholas Willock
Company/Group Name	Robert Halstead Chartered Surveyors
Address	
Phone number	
Email	
Preferred contact method	Email ☒ Post ☐

C. LOCAL PLANNING AUTHORITY (LPA) DETAILS

Name of the Local Planning Authority	Kirklees Metropolitan Council
LPA reference number	2022/62/92081/E
Date of the application	20/06/2022

Did the LPA validate and register your application?	Yes	☒	No	☐
Did the LPA issue a decision?	Yes	☒	No	☐
Date of LPA's decision	23/01/2025			

D. APPEAL SITE ADDRESS

Is the address of the affected land the same as the appellant's address?	Yes	☐	No	☒
Does the appeal relate to an existing property?	Yes	☒	No	☐
Address	Land off Huddersfield Road/Leeds Road Birstall Batley WF17 9AA			
Is the appeal site within a Green Belt?	Yes	☐	No	☒
Are there any health and safety issues at, or near, the site which the Inspector would need to take into account when visiting the site?	Yes	☒	No	☐
Please describe the health and safety issues				
Existing buildings somewhat dilapidated.				

E. DESCRIPTION OF THE DEVELOPMENT

Has the description of the development changed from that stated on the application form?	Yes	☐	No	☒
Please enter details of the proposed development. This should normally be taken from the planning application form.				
Demolition of existing buildings. Erection of retail food store and associated parking and landscaping.				
Area (in hectares) of the whole appeal site [e.g. 1234.56]	0.28 hectare(s)			
Does the proposal include demolition of non-listed buildings within a conservation area?	Yes	☒	No	☐

F. REASON FOR THE APPEAL

The reason for the appeal is that the LPA has:

1. Refused planning permission for the development.	☒
2. Refused permission to vary or remove a condition(s).	☐
3. Refused prior approval of permitted development rights.	☐
4. Granted planning permission for the development subject to conditions to which you object.	☐
5. Refused approval of the matters reserved under an outline planning permission.	☐
6. Granted approval of the matters reserved under an outline planning permission subject to conditions to which you object.	☐
7. Refused to approve any matter required by a condition on a previous planning permission (other than those specified above).	☐
8. Failed to give notice of its decision within the appropriate period (usually 8 weeks) on an	☐

application for permission or approval.

9. Failed to give notice of its decision within the appropriate period because of a dispute over provision of local list documentation.

☐

G. CHOICE OF PROCEDURE

There are three different procedures that the appeal could follow. Please select one.

1. Written Representations

☐

2. Hearing

☒

You must give detailed reasons below or in a separate document why you think a hearing is necessary. The reasons are set out in

☒ the box below

1) The reason for refusal in dispute between the parties relates to a relatively complex area of planning (retail impact) and the appellant considers that the Inspector is likely to need to test the evidence by questioning, or to clarify matters. This would not be possible through a Written Representations format.

2) For the reasons explained in the accompanying statement, the appellant is also concerned about the methodology and facts presented by the LPA's appointed retail consultants, and considers the evidence used to support the LPA's sole reason for refusal needs to be questioned and clarified, which would be most appropriately through a Hearing format.

2) The appellant considers that a Hearing would be more appropriate than an Inquiry because it can reasonably be expected that the parties will be able to present their own cases without the need for Counsel to represent them.

3. Inquiry

☐

H. FULL STATEMENT OF CASE

☒ see 'Appeal Documents' section

Do you have a separate list of appendices to accompany your full statement of case?

Yes

☒ No

☐

☒ see 'Appeal Documents' section

(a) Do you intend to submit a planning obligation (a section 106 agreement or a unilateral undertaking) with this appeal? (Please attach draft version if available)

Yes

☐ No

☒

(b) Have you made a costs application with this appeal?

Yes

☐ No

☒

I. (part one) SITE OWNERSHIP CERTIFICATES

Which certificate applies?

CERTIFICATE A

I certify that, on the day 21 days before the date of this appeal, nobody, except the appellant, was the owner of any part of the land to which the appeal relates;

☒

CERTIFICATE B

I certify that the appellant (or the agent) has given the requisite notice to everyone else who, on the day 21 days before the date of this appeal, was the owner of any part of the land to which the appeal relates, as listed below:

☐

CERTIFICATE C and D

If you do not know who owns all or part of the appeal site, complete either Certificate C or Certificate D and attach it below.

☐

I. (part two) AGRICULTURAL HOLDINGS

We need to know whether the appeal site forms part of an agricultural holding.

(a) None of the land to which the appeal relates is, or is part of, an agricultural holding.

☒

(b)(i) The appeal site is, or is part of, an agricultural holding, and the appellant is the sole agricultural tenant.

☐

(b)(ii) The appeal site is, or is part of, an agricultural holding and the appellant (or the agent) has given the requisite notice to every person (other than the appellant) who, on the day 21 days before the date of the appeal, was a tenant of an agricultural holding on all or part of the land to which the appeal relates, as listed below.

☐

J. SUPPORTING DOCUMENTS

01. A copy of the original application form sent to the LPA.

☒

02. A copy of the site ownership certificate and agricultural holdings certificate submitted to the LPA at application stage (if these did not form part of the LPA's planning application form).

☐

03. A copy of the LPA's decision notice (if issued). Or, in the event of the failure of the LPA to give a decision, if possible please enclose a copy of the LPA's letter in which they acknowledged the application.

☒

04. A site plan (preferably on a copy of an Ordnance Survey map at not less than 10,000 scale) showing the general location of the proposed development and its boundary. This plan should show two named roads so as to assist identifying the location of the appeal site or premises. The application site should be edged or shaded in red and any other adjoining land owned or controlled by the appellant (if any) edged or shaded blue.

☒

05. (a) Copies of all plans, drawings and documents sent to the LPA as part of the application. The plans and drawings should show all boundaries and coloured markings given on those sent to the LPA.

☒

05. (b) A list of all plans, drawings and documents (stating drawing numbers) submitted with the application to the LPA.

☒

05.(c) A list of all plans, drawings and documents upon which the LPA made their decision.

☒

06. (a) Copies of any additional plans, drawings and documents sent to the LPA but which did not form part of the original application.

☒

06. (b) A list of all plans, drawings and documents (stating drawing numbers) which did not form part of the original application.

☒

07. A copy of the design and access statement sent to the LPA (if required).

☒

08. A copy of a draft statement of common ground if you have indicated the appeal should follow the hearing or inquiry procedure.

☒

09. (a) Additional plans, drawings or documents relating to the application but not previously seen by the LPA. Acceptance of these will be at the Inspector's discretion.

☒

09. (b) A list of all plans and drawings (stating drawing numbers) submitted but not previously seen by the LPA.

☒

10. Any relevant correspondence with the LPA. Including any supporting information submitted with your application in accordance with the list of local requirements.

☒

11. If the appeal is against the LPA's refusal or failure to approve the matters reserved under an outline permission, please enclose:

- (a) the relevant outline application; ☐
- (b) all plans sent at outline application stage; ☐
- (c) the original outline planning permission. ☐
12. If the appeal is against the LPA's refusal or failure to decide an application which relates to a condition, we must have a copy of the original permission with the condition attached. ☐
13. A copy of any Environmental Statement plus certificates and notices relating to publicity (if one was sent with the application, or required by the LPA). ☐
14. If the appeal is against the LPA's refusal or failure to decide an application because of a dispute over local list documentation, a copy of the letter sent to the LPA which explained why the document was not necessary and asked the LPA to waive the requirement that it be provided with the application. ☐

K. OTHER APPEALS

Have you sent other appeals for this or nearby sites to us which have not yet been decided? Yes ☐ No ☒

L. CHECK SIGN AND DATE

(All supporting documents must be received by us within the time limit)

I confirm that all sections have been fully completed and that the details are correct to the best of my knowledge.

I confirm that I will send a copy of this appeal form and supporting documents (including the full statement of case) to the LPA today.

Signature

Mr Nicholas Willock

Date

22/07/2025 15:13:37

Name

Mr Nicholas Willock

On behalf of

Mr Simon Kunz

The gathering and subsequent processing of the personal data supplied by you in this form, is in accordance with the terms of our registration under the Data Protection Act 2018.

The Planning Inspectorate takes its data protection responsibilities for the information you provide us with very seriously. To find out more about how we use and manage your personal data, please go to our [privacy notice](#).

M. NOW SEND

Send a copy to the LPA

Send a copy of the completed appeal form and any supporting documents (including the full statement of case) not previously sent as part of the application to the LPA. If you do not send them a copy of this form and documents, we may not accept your appeal.

To do this by email:

- open and save a copy of your appeal form
- locating your local planning authority's email address:

<https://www.gov.uk/government/publications/sending-a-copy-of-the-appeal-form-to-the-council>

- attaching the saved appeal form including any supporting documents

To send them by post, send them to the address from which the decision notice was sent (or to the address shown on any letters received from the LPA).

When we receive your appeal form, we will write to you letting you know if your appeal is valid, who is dealing with it and what happens next.

You may wish to keep a copy of the completed form for your records.

N. APPEAL DOCUMENTS

We will not be able to validate the appeal until all the necessary supporting documents are received.

Please remember that all supporting documentation needs to be received by us within the appropriate deadline for the case type. Please ensure that any correspondence you send to us is clearly marked with the appeal reference number.

You will not be sent any further reminders.

The documents listed below were uploaded with this form:

Relates to Section:	FULL STATEMENT OF CASE
Document Description:	A copy of the full statement of case.
File name:	Appendix 1 - Nexus Appraisal November 2022 - WITHDRAWN - SUPERSEDED.pdf
File name:	Appendix 2 - Nexus Appraisal March 2023.pdf
File name:	Appendix 4 - Council e-mail 12th January 2023.pdf
File name:	Appendix 3 - E-mail 16th November 2022 from ID Planning.pdf
File name:	Appendix 5 - KMC Retail Study Update.pdf
File name:	Appendix 7 - Sainsbury e-mail pass-by trade.pdf
File name:	Appendix 6 - KMC Retail Study Update Appendices.pdf
File name:	Appendix 8 - Tesco Summary valuation - Valuation Office Agency.pdf
File name:	Appendix 9 - Nisa - Premier - Summary valuation - Valuation Office Agency.pdf
File name:	Appendix 10 - Convenience goods impact table July 2025 - amended for Nisa and Tesco floorspace.pdf
File name:	Appendix 11 - Con goods impact table July 2025 - amended floorspaces - more pass-by trade.pdf
File name:	Appendix 12 - Appeal Example Tesco, Holmfith.pdf
File name:	Appeal Statement.pdf
Relates to Section:	FULL STATEMENT OF CASE
Document Description:	A separate list of appendices to accompany your full statement of case
File name:	List of Appendices.pdf
Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	01. A copy of the original application sent to the LPA.
File name:	Application Form.pdf
Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	03. A copy of the LPA's decision notice (if issued). Or, in the event of the failure of the LPA to give a decision, if possible please enclose a copy of the LPA's letter in which they acknowledged the application.
File name:	Decision Notice.pdf
Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	04. A site plan (preferably on a copy of an Ordnance Survey map at not less than 10,000 scale) showing the general location of the proposed development and its boundary. This plan should show two named roads so as to assist identifying the location of the appeal site or premises. The application site should be edged or shaded in red and any other adjoining land owned or controlled by the appellant (if any) edged or shaded blue.
File name:	Location Plan.pdf
Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	05.a. Copies of all plans, drawings and documents sent to the LPA as part of the application. The plans and drawings should show all boundaries and coloured markings given on those sent to the LPA.

File name:	Existing Elevations - dwellings.pdf
File name:	Existing Elevations - vehicle workshop.pdf
File name:	Existing Plans - dwellings.pdf
File name:	Existing Plans - vehicle workshop.pdf
File name:	Existing Site Plan.pdf
File name:	Proposed Elevations and 3D views.pdf
File name:	Proposed Ground Floor Plan.pdf
File name:	Proposed Site Plan.pdf
File name:	Heritage Impact Statement.pdf
File name:	Noise Report.pdf
File name:	Planning Statement.pdf
File name:	Preliminary Ecological Appraisal.pdf
File name:	Retail Impact Assessment.pdf
File name:	Retail Sequential Assessment.pdf
File name:	Structural Report.pdf
File name:	Transport Statement.pdf
File name:	Arboricultural Impact Assessment.pdf
File name:	Bat Emergence Survey.pdf
File name:	Tree Constraints Plan and Report.pdf
File name:	Surface Drainage Feasibility Calculations.pdf
File name:	Engineering Feasibility Plan.pdf
File name:	Existing Drainage Plan.pdf
File name:	Retail Impact Assessment Appendix 1 - Convenience goods impact table - SUPERSEDED.pdf
Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	05.b. A list of all plans, drawings and documents (stating drawing numbers) submitted with the application to the LPA.
File name:	List of all plans and documents submitted with the application to the LPA.pdf
Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	05.(c) A list of all plans, drawings and documents upon which the LPA made their decision.
File name:	List of all plans, drawings and documents upon which the LPA made their decision.pdf
Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	06.a. Copies of any additional plans, drawings and documents sent to the LPA but which did not form part of the original application (e.g. drawings for illustrative purposes).
File name:	Transport Statement - Amended traffic impact Section 3.4 Aug 2023.pdf
File name:	Highways Technical Note February 2024.pdf
File name:	Proposed Site Plan Rev P7.pdf
File name:	Proposed Elevations and 3D Views Rev P9.pdf
File name:	Retail Impact Assessment Addendum December 2022.pdf
File name:	Appendix B of RIA Addendum December 2022 - Sainsbury e-mail pass-by trade.pdf
File name:	Covering e-mail to revised impact tables 1st Feb 2023.pdf
File name:	Convenience goods impact table February 2023.pdf
File name:	Convenience goods impact table February 2023 - increased pass-by trade.pdf
File name:	Appendix A of RIA Addendum Dec 2022 - Convenience goods impact table December 2022 - SUPERSEDED.pdf
File name:	Appendix C of RIA Addendum Dec 2022 - Impact table - Increased Pass-by Trade - SUPERSEDED.pdf
File name:	Letter 5th April 2023 - Paragon Highways.pdf
File name:	Bus Stop Relocation Plan Ref 1630 301 - SUPERSEDED.pdf
File name:	Visibility and Vehicle Tracking 16.5m Ref 1620-201C.pdf
Relates to Section:	SUPPORTING DOCUMENTS

Document Description:	06.b. A list of all plans, drawings and documents (stating drawing numbers) which did not form part of the original application.
File name:	List of plans and documents which did not form part of the original application.pdf
Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	07. A copy of the design and access statement sent to the LPA.
File name:	Design and Access Statement.pdf
Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	08. A copy of a draft statement of common ground.
File name:	Statement of Common Ground Draft.docx
Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	09.a. Copies of additional plans, drawings or documents relating to the application not previously seen by the LPA. Acceptance of these will be at the Inspector's discretion.
File name:	Convenience goods impact table July 2025 - amended for Nisa and Tesco floorspace.pdf
File name:	Convenience goods impact table July 2025 - amended for Nisa and Tesco floorspace - more pass-by trade.pdf
Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	09.b. A list of all plans and drawings (stating drawing numbers) submitted but not previously seen by the LPA.
File name:	List of all plans and documents submitted but not previously seen by the LPA.pdf
Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	10. Any relevant correspondence with the LPA, including any supporting information submitted with your application in accordance with the list of local requirements.
File name:	E-mail 4th December 2024.pdf
File name:	E-mail 4th Dec 2024 - Appeal 1 Example - Tollgate Village.pdf
File name:	E-mail 4th Dec 2024 - Appeal 2 Example - Cribbs Causeway, South Gloucestershire.pdf
File name:	E-mail 4th Dec 2024 - Appeal 3 Example - Tesco, Holmfith.pdf
File name:	E-mail 4th Dec 2024 - Appeal 4 Example - Kingsway, Scunthorpe.pdf
Completed by	MR NICHOLAS WILLOCK
Date	22/07/2025 15:13:37