

**KIRKLEES METROPOLITAN COUNCIL
INVESTMENT & REGENERATION SERVICE**

DEVELOPMENT MANAGEMENT

Town and Country Planning Act 1990 (as amended)

**DELEGATED DECISION TO DETERMINE APPLICATIONS FOR
CONSENT, AGREEMENT OR APPROVAL REQUIRED BY CONDITION**

Reference No:	2024/44/91041/W
Site Address:	land adjacent, Manchester Road, Huddersfield
Description:	Discharge condition 7 (car parking) on previous permission 2014/90411 for erection of 2 blocks of students accommodation
Recommending Officer:	Ellie Thornhill

DECISION – Discharge of Condition – Refuse

I hereby authorise the refusal of this application for the reasons set out in the officer's report and recommendation annexed below in respect of the above matter.

Nick Hirst

AUTHORISED OFFICER

Date: 31-Oct-2025

Officer report

Application: 2024/91041

Site: land adjacent, Manchester Road, Huddersfield

Proposal: Discharge condition 7 (car parking) on previous permission 2014/90411 for erection of 2 blocks of students accommodation

Assessment

Condition 7: Car parking

7. The development shall not commence until details of a parking management plan, which shall include details of parking spaces contracted to Kirklees College and arrangements to enable the use of designated parking spaces by students at the start and end of the academic year, has been submitted to and approved in writing by the Local Planning Authority. The development shall not be brought into use until the approved plan has been implemented. Thereafter, the implemented plan shall be retained throughout the lifetime of the development.

Reason: *To ensure adequate car parking provision and management in accordance with Policy T10 of the Kirklees Unitary Development Plan and the guidance contained in part 4 of the National Planning Policy Framework "Promoting sustainable transport".*

In support of condition 7 the following document has been submitted:

- Student Accommodation Management Plan (dated April 2024)

The Management Plan submitted as part of this application provides detail in relation to on-site staffing, security, out of hours management, inspections, repairs, health and safety, tenancy agreements and how to deal with noise and anti-social behaviour, which is outside of the remit for this condition.

Paragraph 3.4 relates to car parking and sets out that the premises have 10 dedicated parking spaces. The plan sets out that students would be actively encouraged to use more sustainable modes of transport, given the sites proximity to the university and town centre.

Paragraph 3.13 identifies the move-in and out process, which will require students to pre book a moving in appointment which will be managed and given on a first come first serve basis. Appointments will be distributed to avoid the peak periods, ensuring adequate staff resource capacity to check students in. The length of each appointment would be limited to 20 minutes. This is considered reasonable by Officers.

With regards to the parking spaces which are to be contracted to Kirklees College, the Management Plan submitted states that the Director of Estates &

Facilities at Kirklees College were not aware of the provision of these spaces and that there was no longer a requirement for them. The document further states that should this position change then Hudd Student Living would enter a contract with the College to use these spaces.

However, given the explicit wording of this condition, and that the information provided shows that no spaces would be contracted to Kirklees College, Officers are unable to recommend discharge this condition as it fails to fulfil the conditions requirements. It is considered to go beyond the remit of the Discharge of Condition process to deviate from the condition wording. If what is stated within the Management Plan is the case, and Kirklees College do not intend to contract the spaces, the applicant would need to submit either a S96a or S73 application (as appropriate, without prejudice to any future application), with more robust information, as this was a requirement on the original planning consent.

For these reasons, condition 7 must remain until further notice.

Recommendation: Refuse

Report Dated: 31/10/2025.

Decision notice text

Condition 7: Car parking

Pursuant to condition 7 you have submitted:

- Student Accommodation Management Plan (dated April 2024)

Unfortunately, the information submitted does not fulfil the requirements of Condition 7 as it explicitly states that the parking management plan shall include details of the parking spaces to be contracted by Kirklees College.

In this instance, the document submitted states that the College does not require these spaces and therefore the condition has not been met. It is considered to go beyond the remit of the Discharge of Condition process to deviate from the condition wording.

If what is stated within the Management Plan is the case and Kirklees College do not intend to contract the spaces, the applicant would need to vary the wording of condition 7. For information on this, please see:

[Flexible options for planning permissions - GOV.UK](#)

For the avoidance of doubt, condition 7 cannot be discharged and must remain until further notice.