



Kirklees Council
Planning and Development Service
PO Box 1720
Huddersfield

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Date: 27-Aug-2024
Our Ref: 2024/N /92097/E

Dear Sir/Madam

**TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (ENGLAND)
ORDER 2015
APPLICATION NO: 2024/N /92097/E
DEVELOPMENT: PRIOR NOTIFICATION FOR ERECTION OF AGRICULTURAL BUILDING
LAND ADJ, GRANGE HOUSE, GRANGE LANE, KIRKBURTON, HUDDERSFIELD,
HD8 0PU**

I refer to your submission of details relative to agricultural development as described above.

The proposal as submitted is acceptable and, subject to all works being carried out in accordance with the description contained in the notification, the Council will not require the submission of further details. Prior approval is not, therefore, required and the works described may be carried out.

I would draw your attention to the provisions of Schedule 2, Part 6, of the General Permitted Development Order as amended, which requires that any works notified to the Council under these provisions must be carried out within a period of 5 years from the date on which the Local Planning Authority were notified. As such, the development proposed must be completed before 25-Jul-2029. Failing this, if you intend to carry out the works after this date, further notification will be required.

I refer your submission for agricultural development as described above. The proposal as submitted is acceptable and subject to all works being carried out in accordance with the description contained in the notification, the Council will not require the submission of further details. Prior approval is not, therefore, required and the works described may be carried out.

Plans and Specification Schedule:

Plan Type	Reference	Date Received
Location Plan	24305	25/06/2024
Proposed plans and elevations	24305 (2)	25/06/2024
Planning Statement	-	25/06/2024

Pursuant to article 35 (2) of the Town and Country Planning (Development Management Procedure) Order 2015 and guidance in the National Planning Policy Framework, the Local Planning Authority have, where possible, made a pre-application advice service available, complied with the Kirklees Development Management Charter 2015 and otherwise actively engaged with the applicant in dealing with the application.

For the reasons outlined above, prior approval is granted for the proposed building.

Development within a Coal Mining Area

DEVELOPMENT LOW RISK AREA – STANDING ADVICE

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:
www.gov.uk/government/organisations/the-coal-authority



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If Building Regulations is required for the development, you should ensure that such approval has been obtained before carrying out any works.

An important part of improving our service is to review your feedback on the way that we have dealt with your planning application(s). Please take a couple of minutes to email your comments to dc.admin@kirklees.gov.uk so that we can work on continually improving our customer service. Thank you.

Yours faithfully

Mathias Franklin
Head of Planning and Development