

Enquiries to: Victor Grayson

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Date: 31/01/2025  
Our Ref: 2024/92939

Dear Sir/Madam

**Application for a non-material amendment following a grant of planning permission,  
Town and Country Planning Act 1990**

**Non material amendment to previous Reserved Matters approval 2022/91047 for  
development of 91 dwellings, pursuant to outline permission 2019/90527 (for  
erection of up to 127 dwellings, with details of access)**

**Land at Blue Hills Farm, Whitehall Road West, Birkenshaw, BD11 2DU**

**Application Number: 2024/92939**

Thank you for your application dated 14/10/2024 for a non-material amendment to the  
above scheme.

The proposed amendment is described on the submitted application form as:

*“Relocation of the electrical substation adjacent to plot 12”.*

The reason for the amendment is given as:

*“To satisfy asset owner easement standards”.*

The Site Layout (drawing 4035.20.105 rev Z) submitted under this NMA application  
confirms that the electricity substation would be moved eastwards, away from the curtilage  
of plot 12. It would still be accessed from the north. A boundary treatment would surround  
the substation. No other electrical substations are proposed as part phase 1 of the  
development.

I confirm that the alterations are acceptable and may be considered as a non-material  
amendment to the approved drawings. It should be noted that this letter relates only to the

non-material amendment sought and it is not a re-issue of the original planning permission. The two documents should be read together and as such, all conditions imposed on the original granting of planning permission apply to the proposal as now amended. A copy of this letter and the amended plans will be retained on the public record of approved documents.

Please also note that only the amendment described in the submitted application form has been considered under this application. If any other amendments (not listed above) have been illustrated in the submitted drawing, these are not hereby approved, and a further amending application may need to be submitted in relation to them.

I would draw your attention to the need to deal with the Building Surveyor to ensure that the proposal, as amended, still complies with the Building Regulations.

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](mailto:dc.admin@kirklees.gov.uk) so that we can work on continually improving our customer service. Thank you.

Yours faithfully

*Victor Grayson*

Victor Grayson, Development Control Masterplanner  
for Mathias Franklin, Head of Planning and Development