

Enquiries to: Nick Hirst

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Claire Linley,  
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Date: 11-Mar-2025  
Our Ref: 2024/93247

Dear Madam,

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

**Non material amendment to previous permission 2021/93567 for demolition of  
existing commercial buildings and erection of 180 dwellings with associated works  
Land off, Westgate, Cleckheaton, BD19 5DR  
Application Number: 2024/93247**

Thank you for your application dated 13-Nov-2024 for a non-material amendment to the  
above scheme. The amendment(s) sought are all:

- Re-arrangement of pathways and parking spaces serving plots 51 and 52. Plot 53's driveway has been amended to two side by side parking bays to provide an offset distance from the retaining wall adjacent plot 54. The visitor parking bay has also been relocated to the front of plot 50 and the bin collection point has been repositioned to the side of plot 53.
- Re-arrangement of pathway serving plot 64.
- Addition of access road, constructed in grasscrete, to attenuation tank.
- Realignment of footpath connecting the site to Brick Street, with updated boundary treatment to reflect new location.
- Amendment to plots 63 and 69 rear garden fences.
- Amendment to approved Arboricultural Impact Assessment and Method Statement Report.
- Inclusion of a 600mm knee rail to be installed along the highway verge of plot 129.
- To avoid plot 38's driveway clashing with the ramp proposed on the highway, the ramp has been shifted slightly southwards.
- Plot 178 garden has reduced in size in order to create an embankment on the area of public open space to the east of plot 178.

- Proposed replacement of the previously approved 1.8m high close boarded timber fence on timber posts along Quarry Road with a 1.8m high close boarded timber fence on concrete posts.

The above changes are as detailed on the following plans / documents:

- Document titled Westgate, Cleckheaton – BS5837:2012 Arboricultural Impact Assessment and Arboricultural Method Statement, reference 14572 rev. V6.0.
- Plan ref. BY00099-STH-B01-XX-DR-A SL001 rev. O
- Plan ref. BY00101-STH-B01-XX-DR-A-MP001 rev. B
- Plan ref. QD1776-17-10 rev. E
- Plan ref. SD10.EX.22 rev. A

I confirm that the alterations are acceptable and may be considered as a non-material amendment to the approved drawings. To account for the non-material amendment(s) hereby approved, condition 3 is hereby updated to:

*3. The development shall be undertaken in accordance with the advice and directions (recommendations) contained in the Arboricultural Impact Assessment and Arboricultural Method Statement, reference 14572 Rev. 6.0 by Ecus Ltd. These shall be implemented and maintained throughout the construction phase and retained thereafter.*

**Reason:** *To protect trees in the interests of visual amenity and to accord with the requirements of Policy LP33 of the Local Plan and advice within the National Planning Policy Framework.*

Further to the above, you are reminded that this Non-Material Amendment decision notice sits alongside and should be read with the original application's decision notice. The new details are subject to the originally imposed conditions. For example, to comply with condition 26, technical details of the newly approved grasscrete track, including the management and maintenance arrangements, will need to be submitted and approved.

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,

Mathias Franklin,  
Head of Planning and Development