



**KIRKLEES COUNCIL**

**TOWN AND COUNTRY PLANNING ACT 1990, SECTION 192  
(as amended by Section 10 of the Planning and Compensation Act 1991)**

**TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE)  
ORDER 2015: ARTICLE 39**

**CERTIFICATE OF LAWFUL USE OR DEVELOPMENT**

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**Application Number: 2024/CL/93265/E**

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To: Natalie Garside,  
ADP Architecture and Design Ltd  
The Old Police Station  
16, Bridge Lane  
Holmfirth  
HD9 7AN

For: J Chambers

FIRST SCHEDULE CERTIFICATE OF LAWFULNESS FOR PROPOSED CHANGE  
OF USE FROM SHORT TERM HOLIDAY LET WITH  
ASSOCIATED ANNEX ACCOMMODATION TO DWELLING

SECOND SCHEDULE WOOD VIEW FARM, 42, MANOR ROAD, FARNLEY TYAS,  
HUDDERSFIELD, HD4 6UL

**KIRKLEES COUNCIL HEREBY CERTIFY THAT ON 14-NOV-2024 THE USE  
DESCRIBED IN THE FIRST SCHEDULE THERETO IN RESPECT OF THE LAND  
SPECIFIED IN THE SECOND SCHEDULE HERETO AND EDGED RED ON THE  
PLANS ATTACHED TO THIS CERTIFICATE WOULD BE LAWFUL WITHIN THE  
MEANING OF SECTION 192 OF THE TOWN AND COUNTRY PLANNING ACT 1990  
(AS AMENDED), FOR THE FOLLOWING REASONS:**

1. It is considered, on the balance of probabilities, that the change of use from short term holiday let with associated annex accommodation to a single dwellinghouse with associated annex does not constitute the carrying out of development as defined by section 55 of the Town and Country Planning Act 1990. The use as a single dwellinghouse is regarded to fall into Class C3(a) of Schedule 1 of the Use Classes Order 1987 (as amended).

Plan type	Reference	ID	Date received
Application form	-	1066415	15-Nov-2024
Location and block plan	16037D-07-P02	1066414	15-Nov-2024
E-mail exchange with the agent dated 12 November 2024	-	-	12-Nov-2024

### **Development within a Coal Mining Area**

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 Mining Remediation Authority on 0345 762 6846 or if a hazard is encountered on site call the emergency line 0800 288 4242.

Further information is also available on the Mining Remediation Authority website at: [Mining Remediation Authority - GOV.UK](https://www.mra.gov.uk)

### **Digital Infrastructure: Fibre To The Property (FTTP)**

Access to affordable and reliable broadband is necessary for Kirklees' residents, businesses, and visitors to take advantage of the growing digital economy and 'digital by default' services. Fibre optic cables direct to a property (FTTP) is the most reliable way of delivering high speed broadband connectivity and allows for gigabit internet speeds. Access to high quality digital infrastructure provides the foundations for, amongst other things:

- Economic prosperity – workforces that are digitally-literate enables business to thrive.
- Digital literacy – digital literacy and skills increase employability and people can exploit the internet for transactional, social, entertainment and learning purposes.
- New services – digital delivery can lower costs and provide innovative public and health services more conveniently.

It is therefore advised that digital infrastructure, including FTTP, and its benefits for the development be considered from the earliest feasible stage. Methods include working with Internet Service Providers to install digital infrastructure alongside other utilities or providing pre-infrastructure allowing for speedier installation at a later date.

**Note:** The provision of fibre infrastructure is often available from certain telecommunications providers free of charge for development over a certain scale, provided that sufficient notice is given. Notice periods are typically at least 12 months prior to first occupation. In some cases, providers may request a contribution from the developer.

**Note:** Where no telecommunications provider has been secured to provide fibre infrastructure by the time of highway construction, it is advised that additional dedicated telecommunications ducting is incorporated alongside other utilities to enable the efficient and cost effective provision of fibre infrastructure in the future.

**If the application has been publicised by notice(s) in the vicinity of the site. It is respectfully requested that the notice(s) now be removed and responsibly disposed of to avoid harm to the appearance of the area**

**NOTES:**

- (1) This certificate is issued solely for the purpose of section 192 of the Town and Country Planning Act 1990 (as amended).
- (2) It certifies that the use specified in the First Schedule taking place on the land described in the Second Schedule would be lawful on the specified date and, thus, was not liable to enforcement action under Section 172 of the 1990 Act on that date.
- (3) This certificate applies only to the extent of the use described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any use which is materially different from that described or which relates to other land may render the owner or occupier liable to enforcement action.
- (4) The effect of the certificate is also qualified by the proviso in Section 192 (4) of the 1990 Act, as amended, which states that the lawfulness of a described use or operation is only conclusively presumed where there has been no material change, before the use is instituted or the operations begun, in any of the matters relevant to determining such lawfulness.
- (5) If the applicant is aggrieved by the decision of the Local Planning Authority to issue a certificate of lawfulness of development, for any part development applied for (including any modification or substitution of the description of the use), s/he may appeal to the Secretary of State in accordance with Sections 195 and 196 of the Town and Country Planning Act 1990 (as amended).  
Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at [the Planning Inspectorates website](#). Further information on the Planning Appeal process can be found online at [the Planning Inspectorates website](#)

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.

Dated: **23-Jan-2025**

Signed:

A handwritten signature in black ink, consisting of several loops and a final flourish.

David Shepherd  
Executive Director for Place

**Address to which all communications should be sent:-**

**Kirklees Council  
Planning and Development Service  
PO Box 1720  
Huddersfield  
HD1 9EL**