



**Town and Country Planning (Development Management Procedure)  
(England) Order 2015**

**PLANNING PERMISSION FOR DEVELOPMENT**

**NOTE: This approval should be read in conjunction with an Agreement made under Section 106 of the Town and Country Planning Act 1990**

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**Application Number: 2025/70/90297/W**

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**To:** Jake Hinchliffe  
Orange Design Studio  
59A, Huddersfield Road  
Mirfield  
WF14 8AA

**For:** Halstead Homes (Yorkshire) Ltd

**In pursuance of its powers under the above-mentioned Act and Order the KIRKLEES COUNCIL (hereinafter called "The Council") as Local Planning Authority hereby permits:-**

VARIATION CONDITION 2 (PLANS) ON PREVIOUS PERMISSION 99/93218 FOR ERECTION OF 34 DWELLINGS WITH GARAGES

**At:** LAND ADJACENT, 20 HONEY HEAD LANE/ PLOTS 1 – 34, OFF BRADSHAW ROAD/LONG LANE, HONLEY, HOLMFIRTH, HD9 6RW

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**In accordance with the plan(s) and applications submitted to the Council on 19-Feb-2025 [together with those plans and application(s) submitted to the Council on 15-Nov-1999 and incorporated into planning permission 99/93218 granted on 07-Aug-2000] and subject to the condition(s) specified hereunder:-**

1. Removed - The development has commenced.
2. The development hereby permitted shall be carried out in complete accordance with the approved plans and specifications except as may be required by condition.  
**Reason:** For the avoidance of doubt as to what is being permitted and to ensure the satisfactory appearance of the development on completion, and to accord with Policies LP21 and LP24 of the Kirklees Local Plan.

3. Development to have separate foul and surface water drainage.

**Reason:** To ensure the proper drainage of the site and to accord with Policy LP24 of the Kirklees Local Plan and the aims of the National Planning Policy Framework.

4. Removed - The development is constructed and occupied; therefore, this condition is no longer required.

5. The buildings shall be constructed of natural stone and laid in regular course rubble walling.

**Reason:** In the interest of visual amenity and to ensure that the development harmonises with its surroundings and to accord with the aims of Policy LP24 of the Kirklees Local Plan.

6. Removed - The development is constructed and occupied; therefore, this condition is no longer required.

7. Removed - The development is constructed and occupied; therefore, this condition is no longer required.

8. Removed - The development is constructed and occupied; therefore, this condition is no longer required.

9. Removed - The development is constructed and occupied; therefore, this condition is no longer required.

10. Nothing shall be permitted to be planted or erected within a strip of land 2.0m deep measured from the carriageway edge of the new estate road along the full frontage of the site which exceeds 1m in height above the level of the adjoining highway.

**Reason:** In the interests of the free and safe use of the highway in accordance with LP21 of the Kirklees Local Plan.

11. Notwithstanding the provisions of the Town and County Planning (General Permitted development) Order, 1995, permitted development rights are withdrawn for the conversion of the integral garages on plots 13-16, 18-22, 24 and 26-30.

**Reason:** In the interests of the free and safe use of the highway and to accordance with Local Pan Policy LP21.

12. Removed - The development is constructed and occupied; therefore, this condition is no longer required.

13. Having regard to LP53, a written scheme shall be submitted and approved for the protection of the future occupiers of plots 31-34 in the development from noise from:

- (a) The industrial unit on the northern boundary of the site, near Lombardy Close.

The measures to provide protection as agreed shall be completed before plots 31-34 are first occupied.

**Reason:** To protect the future occupiers from noise nuisance in accordance with Policy LP52 of the Kirklees Local Plan.

14. The roofing materials shall match those used on adjacent dwellings in terms of type, colour, texture and scale.

**Reason:** So as to ensure that the development harmonises with its surroundings and to accord with the aims of Policy LP24 of the Kirklees Local Plan.

**NOTE** - The granting of planning permission does not authorise the carrying out of works within the highway, for which the written permission of the Council as Highway Authority is required. You are required to consult the Design Engineer (Kirklees Street Scene: 01484 221000) regarding obtaining this permission and approval of the construction specification. Please also note that the construction of vehicle crossings within the highway is deemed to be major works for the purposes of the New Roads and Street Works Act 1991 (Section 84 and 85). Interference with the highway without such permission is an offence which could lead to prosecution.

**NOTE** - No construction related noise shall be audible beyond the site boundary outside the hours of:

- 07.30 to 18.30 hours Mondays to Fridays
- 08.00 to 13.00 hours Saturdays

With no construction related noise audible beyond the site boundary on Sundays or Bank/Public Holidays.

**NOTE** - Kirklees Council has powers under Section 60 of the Control of Pollution Act 1974 to control noise from construction sites and may serve a notice imposing requirements on the way in which construction works are to be carried out. It has additional powers under Sections 80 of the Environmental Protection Act 1990 to prevent statutory nuisance including noise, dust, smoke and artificial light and must serve an abatement notice when it is satisfied that a statutory nuisance exists or is likely to occur or recur. Failure to comply with a notice served using the above-mentioned legislation would be an offence for which the maximum fine on summary conviction is unlimited.

Plans and specifications schedule:-

<b>Plan Type</b>	<b>Plan Reference</b>	<b>Version</b>	<b>Date Received</b>
Planning Layout	99/226/Ole	1/11/99	24.02.2025
Proposed Site Plan	(20)002	A	24.02.2025
Proposed General Arrangement	(20)001	A	24.02.2025
Site Sections	(35)001	A	24.02.2025
Existing Site Plan	(EX)003	A	24.02.2025
Planning Constraints Plan	(EX) 002	A	24.02.2025
Location Plan	(EX)001	A	24.02.2025
Planning Statement dated 18.02.2025	-	-	24.02.2025

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.

Officers considered that the details as originally submitted were acceptable.

**Building Regulations Approval is required for most work involving building operations and/or structural alterations. It is the applicant's responsibility to find out if the work permitted by this planning permission needs approval under the Building Regulations, and if necessary to submit an application. If you are not the applicant can you please ensure the applicant is aware of this requirement. Contact Building Control on Telephone: (01484) 221550 for more information.**

#### **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 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](http://MiningRemediationAuthority.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.

**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**

#### **Appeals to the Secretary of State**

- If you are aggrieved by the decision of your Local Planning Authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your Local Planning Authority's decision on your application, then you must do so within:  
28 days of the date of service of the enforcement notice, or within 6 months of the date of this notice, whichever period expires earlier.
- If you want to appeal against your Local Planning Authority's decision then you must do so within 6 months of the date of this notice.
- 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 <https://www.gov.uk/appeal-planning-decision>  
Further information on the Planning Appeal process can be found online at the Planning Inspectorates website <https://www.gov.uk/government/organisations/planning-inspectorate>.
- You must use the correct Planning Appeal Form when making your appeal. If requesting forms from the Planning Inspectorate, please state the type of application that the appeal relates to so they can send you the appeal form you require.

- The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to him that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by him.

Please note, only the applicant possesses the right of appeal.

#### **Purchase Notices**

- If either the Local Planning Authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

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:** 07-Apr-2026

**Signed:**



David Shepherd  
Executive Director for Place

## Decision Documents

The decision notice indicates which documents relate to the decision. These documents can be viewed online at the Planning Services website at [www.kirklees.gov.uk/planning](http://www.kirklees.gov.uk/planning), and by clicking on the 'search and view existing planning applications and decisions' and by searching for application number 2025/70/90297/W.

If a paper copy of the decision notice or decided plans are required please email [dc.admin@kirklees.gov.uk](mailto:dc.admin@kirklees.gov.uk) or telephone 01484 414746 with the application number. There may be a charge for this service.

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All communications should be sent to one of the following address:

**E-mail:** [dc.admin@kirklees.gov.uk](mailto:dc.admin@kirklees.gov.uk)

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

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