

**KIRKLEES METROPOLITAN COUNCIL
INVESTMENT & REGENERATION SERVICE**

DEVELOPMENT MANAGEMENT

Town and Country Planning Act 1990 (as amended)

**DELEGATED DECISION TO DETERMINE PLANNING APPLICATIONS -
REGULATION 3 TOWN AND COUNTRY PLANNING GENERAL
REGULATIONS 1992 (AS AMENDED)**

Reference No: **2025/48/90744/W**

Site Address: Beaumont Park Visitor Centre, Beaumont Park Road,
Huddersfield, HD4 7AY

Description: Permanent planning permission for the visitors centre
to remain

Recommending Officer: Danielle Cooper

DECISION – Full Conditional Permission

**I hereby authorise the approval of this application for the reasons set
out in the officer's report and recommendation annexed below in
respect of the above matter.**

Kirsty Nicholls

AUTHORISED OFFICER

Date: 30-Jun-2025

Officer Report

Site Description

Beaumont Park is a Grade II listed historic park and garden. The park can be divided into two main areas; the formal and open park layout in the southern part of the site and an informal layout situated in the northern part of the site where the scarp is steeper and the pre-existing woodland has been mostly retained.

The existing visitor centre on the site was approved in 2011, and lies close to the entrance adjacent Beaumont Park Road. The park did have an original refreshment room situated in the centre of the northern part of the park. However, this was demolished in the 1960s. The application site has been used as an area predominantly for maintenance and consequently a number of temporary style buildings have been erected which are screened by mature hedging and trees.

The existing centre is positioned within the southern part of the application site, on the steep cliffs that forms part of the park's interest. It is currently well screened from Beaumont Park Road due to the hedge and established trees. The application site is also within the setting of The Park Lodge which is a Grade II listed building of 1883 date with 20th century additions. It is a stone built lodge with a deep, moulded eaves cornice and a Westmorland Slate Roof. It is a single storey building (with attic) and is situated at the main entrance off Beaumont Park Road.

In addition to being a Listed Park, the site is allocated as Green Belt and as a strategic green infrastructure corridor – Holme Valley Corridor.

Description of Proposal

The proposal seeks permanent planning permission for the visitor's centre to remain.

The visitor centre measures 12.5m x 9.8m externally. Due to the topography of the land, a terraced area would be formed overlooking the valley.

The external elevations of the new building have a rendered finish and is painted green. The roof has a shallow pitch and is coloured dark grey. This proposal replaced an existing visitor centre building on the site prior to 2011 with a new larger temporary structure due to the amount of community activity the existing building was used for.

The building provides a facility for local people, educating them about the park's history and encouraging its use and appreciation. It also provides community uses of various classes and provides the hub for the work of the Friends of Beaumont Park.

Planning history

2011/92791 - Erection of temporary building for use as visitors centre –
Approved 2011

History of negotiations/amendments received

The case officer considered the application on review and sought no amendments as it met LP policies on principle, visual and residential amenity, and highway safety.

Representations

The application was advertised by site notice and within the press.

No representations have been received.

Consultation Responses

None.

Policy

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications are determined in accordance with the Development Plan unless material considerations indicate otherwise. The statutory Development Plan for Kirklees is the Local Plan (adopted 27th February 2019).

The site is allocated as green belt and a strategic green infrastructure corridor.

Kirklees Local Plan (LP):

- LP1 Achieving Sustainable Development
- LP2 Place Shaping
- LP3 Location of new development
- LP6 Safeguarded land
- LP7 Efficient and effective use of land and buildings
- LP10 Supporting the Rural Economy
- LP21 Highway and Access
- LP22 Parking
- LP24 Design
- LP30 Biodiversity and Geodiversity
- LP31 – Strategic Green Infrastructure Network

- LP32 Landscape
- LP 35 Heritage
- LP52 Protection and Improvement of Environmental Quality
- LP56 Facilities for outdoor sport, outdoor recreation and cemeteries

Supplementary Planning Guidance and other considerations

- Highways Design Guide SPD
- Housebuilders Design Guide SPD (2021)
- Nationally Described Space Standards
- Waste Management Design Guide for New Developments (Oct 2020, v.5)

National Policies and Guidance:

National planning policy and guidance is set out in National Policy Statements, primarily the National Planning Policy Framework (NPPF) published December 2024, the Planning Practice Guidance Suite (PPGS) first launched 6th March 2014 together with Circulars, Ministerial Statements and associated technical guidance.

The NPPF constitutes guidance for local planning authorities and is a material consideration in determining applications.

- Chapter 2 – Achieving sustainable development
- Chapter 4 – Decision-making
- Chapter 5 – Delivering a sufficient supply of homes
- Chapter 9 – Promoting sustainable transport
- Chapter 11 – Making effective use of land
- Chapter 12 – Achieving well-designed places
- Chapter 14 – Meeting the challenge of climate change, flooding and coastal change
- Chapter 15 – Conserving and enhancing the natural environment
- Chapter 16 – Conserving and enhancing the historic environment

Assessment

The following matters are considered in the assessment below –

1. Principle of development
1. Design considerations and impact on the designated heritage assets

2. Impact on residential amenity
3. Impact on highway safety
4. Other matters
5. Representations
6. Conclusion

Assessment

Principle

The application site is located on land allocated as Green Belt on the Kirklees Local Plan (KLP). The application is for permanent permission of the existing visitor building.

NPPF paragraph 154 states that a local planning authority should regard the construction of new buildings in the green belt as inappropriate except for a limited number of specified exceptions, including criterion b) the provision of appropriate facilities, in connection with an existing use or a change of use, for outdoor sport or recreation, provided that the facility preserves the openness of the green belt and does not conflict with the purposes of including land within it.

Local Plan policy LP56 (facilities for outdoor sport, outdoor recreation and cemeteries) supports NPPF paragraph 154, stating that proposals should ensure (a) the scale of the facility is no more than is reasonably required for the proper functioning of the enterprise or the use of the land to which it is associated, and, (b) the facility is unobtrusively located and designed so as not to introduce a prominent urban element into a countryside location, including the impact of any new or improved access and car parking areas. In this instance, the building would not be associated with sports however, it is associated with the existing community use of the park as it forms the visitors centre. In addition, the centre is used for other community activities when required. The structure would be located in an unobtrusive position, well screened from the wider Green Belt. As such, the proposal is considered to preserve the openness of the Green Belt and would not conflict with the purposes of including land in it. Therefore, the principle of allowing permanent permission of the existing building is considered to accord with local and national policy as defined above.

Design considerations and impact on the designated heritage assets

Paragraph 205 of the NPPF states that:

“When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.”

Paragraph 207 goes on to state that:

“Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.”

Section 66 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires, that in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Section 72 (1) requires that with respect to any buildings or other land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

The visitor centre building is located within close proximity of the listed lodge building and within a Grade II listed historic park and garden. The centre provides a vital community facility for the local people and also educates locals about the history of the park and encourages them to use and value it. The scale, size and design of the building was assessed previously through the 2011 application and was considered acceptable. It was concluded the scale was not larger than the existing structure which was in situ and now demolished, the location of the building is close to existing structures across the park, and the design was accepted as it is painted green and therefore camouflaged within the existing hedges surrounding the site. However, in the event that planning permission be approved, a condition is recommended to be attached to ensure the colour of the building is finished in green (a Brunswick Green, similar to the existing building) for the lifetime of the development to protect visual amenity of the listed park.

The existing terrace is also considered visually acceptable as it is well hidden. In conclusion, subject to the above conditions, the proposal is considered to preserve the significance of the nearby listed Lodge as well as the historic park and therefore complies with policy LP35 and guidance contained within chapter 16 of the NPPF.

Impact on residential amenity

Policy LP24 & LP52 of the Kirklees Local Plan, Principles 6, 16 and 17 of the Councils adopted Housebuilders Design Guide SPD (2021) and policies within Chapter 12 Of the NPPF are relevant.

Section B of Policy LP24 of the Kirklees Local Plan states that proposals should promote good design by ensuring: *“They provide a high standard of amenity for future and neighbouring occupiers; including maintaining appropriate distances between buildings”*.

Further to this, Paragraph 135 of the National Planning Policy Framework states that planning decisions should ensure that developments have a high standard of amenity for existing and future users.

In this instance. It is considered that there would be very limited impact on the residential amenity of nearby occupants due to the separation distance between them, the minimum of which would be just over 50m from the proposal. In addition, due to the screening from the existing hedges and trees, there are no concerns to residential amenity of neighbouring occupants, complying with Policies LP24 and LP52 of the Kirklees Local Plan. It is also noted that no objections have been received.

Impact on Highway Safety

Policies LP21 and LP22 of the Kirklees Local Plan, The Council's adopted Highway Design Guide are relevant. Principles 12 and 19 of the Housebuilders Design Guide which seek to ensure acceptable levels of off street parking, adequate waste storage facilities are provided, are also considered to be of relevance.

The existing building does not raise any highway safety implications due to the generous amount of on street parking surrounding the park. The existing bin storage and collection will remain as the existing situation. As such the proposal is considered to comply with policies LP21 and LP22 of the Kirklees Local Plan.

Other matters

Strategic Green Infrastructure Corridor

Policy LP31 of the Kirklees Local Plan identifies a number of areas which form part of the Strategic Green Infrastructure Network. This policy sets out that priority will be given to safeguarding and enhancing green infrastructure networks, green infrastructure assets and the range of functions they provide. This policy sets out that development should ensure the function and connectivity of green infrastructure is retained / replaced, new or enhances green infrastructure is provided / integrated into new developments. In addition, this policy requires integration of developments into walking / cycling network and providing new links where appropriate and the protection of biodiversity / ecological links. Where the creation of new or enhanced green infrastructure is proposed, provided it does not conflict with other policies within the Kirklees Local Plan policy LP31 sets out that the Council will support such development.

In this instance, the structure has been in situ for more than 10 years and is located within the existing compound which is bounded by hedges. No further works are proposed. As such the LPA is satisfied that the building would not adversely impact upon the purposes of policy LP31.

Representations

None.

Conclusion:

The NPPF has introduced a presumption in favour of sustainable development. The policies set out in the NPPF taken as a whole constitute the Government's view of what sustainable development means in practice.

This application has been assessed against relevant policies in the development plan and other material considerations. It is considered that the development would constitute sustainable development and is therefore recommended for approval.

Recommendation

Approve

Decision Authorisation - Delegated

Application Number: 2025/90744

Officer Recommendation: Approve

Conditions and Reasons

1. The development hereby permitted shall be carried out in complete accordance with the plans and specifications schedule listed in this decision notice, except as may be specified in the conditions attached to this permission, which shall in all cases take precedence.

Reason: For the avoidance of doubt as to what is being permitted and so as to ensure the satisfactory appearance of the development on completion, and to accord Policies LP1, LP2, LP3, LP8, LP21, LP22, LP24, LP27, LP30, LP31, LP51 & LP53 of the Kirklees Local Plan and policies within Chapters 2, 4, 6, 12, 14 & 15 of the National Planning Policy Framework.

1. The visitor centre building hereby approved shall be painted dark green. Thereafter it shall be retained with a dark green finish unless otherwise approved in writing by the Local Planning Authority.

Reason: In the interests of visual amenity and so as to preserve the character of the Green Belt and historic significance of designated heritage assets in accordance with Policy LP 24 and LP35 of the Kirklees Local Plan and guidance contained within Chapter 12, 15 and Chapter 16 of the National Planning Policy Framework.

Plans and specifications schedule:-

Plan Type	Reference	Version	Date Received
Location Plan			24/03/2025
Block Plan	E.001.09.11		19/03/2025

Plan Type	Reference	Version	Date Received
Proposed Floor Plans	P.001.09.11		19/03/2025
Beaumont Park Heritage Statement			12/05/2025

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 Authority have, where possible, made a pre-application advice service available, complied with the Kirklees Development Management Charter 2024 and otherwise actively engaged with the applicant in dealing with the application. No amendments were sought as it was considered that the proposal was acceptable as submitted.

Report Dated:

28/06/2025

Coal – low