



Application Number	
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KIRKLEES COUNCIL VALIDATION CHECKLIST	SUPPLY 1 COPY ONLY

Planning - PO Box 1720, Huddersfield, HD1 9EL
E-mail: planning.portal@kirklees.gov.uk Tel: 01484 414746

Application for a Non-Material Amendment Following a Grant of Planning Permission

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number	
Suffix	
Property Name	Paddock Farm, The Barn
Address Line 1	Park Gate Road
Address Line 2	Marsden
Address Line 3	Kirklees
Town/city	Huddersfield
Postcode	HD7 5XA

Description of site location must be completed if postcode is not known:

Easting (x)	Northing (y)
405755	412792
Description	

Applicant Details

Name/Company

Title

Ms

First name

Rosie

Surname

Lonnon

Company Name

Edibles

Address

Address line 1

The Barn, Paddock Farm

Address line 2

Park Gate Road

Address line 3

West Slaithwaite

Town/City

Huddersfield

County

Country

Postcode

HD7 5XA

Are you an agent acting on behalf of the applicant?

☐ Yes

☒ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Eligibility

Does the applicant have an interest in the part of the land to which this amendment relates?

- ☒ Yes
☐ No

If the applicant is not the sole owner, has notification under Article 10 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) been given?

- ☐ Yes
☐ No
☒ Not applicable

Description of Your Proposal

Please provide the description of the approved development as shown on the decision letter

Erection of single storey mixed used building for horticultural processing, storage, packing with associated ancillary uses and demolition of existing outbuildings. 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:-
ERECTION OF SINGLE STOREY MIXED USED BUILDING FOR
HORTICULTURAL PROCESSING, STORAGE, PACKING WITH ASSOCIATED
ANCILLARY USES AND DEMOLITION OF EXISTING OUTBUILDINGS
At: THE BARN, PADDOCK FARM, PARK GATE ROAD, MARSDEN,
HUDDERSFIELD, HD7 5XA

Reference number

Date of decision

What was the original application type?

For the purpose of calculating fees, which of the following best describes the original development type?

- ☒ **Householder development:** Development to an existing dwelling-house or development within its curtilage
☐ **Other:** Anything not covered by the above category

Non-Material Amendment(s) Sought

Please describe the non-material amendment(s) you are seeking to make

26% reduction in size of footprint from 130.55 m2 to 96m2
Reduction in volume of building.
Lowering of apex line to further reduce impact of building on landscape.
Removal of apex rooflight and 3 smaller rooflights on NW elevation.
Simplification of roofline of smaller building to reflect the adjacent farm building more closely.
Reduction in size of one window on NW elevation.
Removal of small window NE elevation.
Removal of solar panels, photovoltaics from SE elevation.
Addition of small window on SE elevation (marked in original approved plan drawings, but mistakenly not marked on elevation drawings).
Triple window on SW elevation to be replaced by one fixed glazed pane and large opening door for farm equipment and machinery access.
Removal of roller shutter opening to machine store on SW facing elevation.
Removal of WC and corresponding duct work to mains sewers.
Removal of ASHP.
Removal of plant cupboard as no upgrade in electricity supply available. The building will be unheated as the majority of the space is now storage with a much simpler food preparation area which requires cold, slow fermentation conditions.
Adjustment to floor level, to be one level to suit construction purposes and efficiency of moving farm trolleys, tools and produce around.

Please state why you wish to make this amendment

To simplify construction, reduce costs to the farm business, and reflect revised kitchen usage and more efficient farm storage and equipment access needs. There will only be electric sockets and lights, which will allow simpler, slow fermentation food preserving methods of foods such as kimchi and sauerkraut.

Are you intending to substitute amended plans or drawings?

- ☒ Yes
☐ No

If yes, please complete the following details

Old plan/drawing numbers

id 1050485

New plan/drawing numbers

.03H

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes
☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☐ The agent
☒ The applicant
☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☒ Yes
- ☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

Deputy Team Leader (West)

Date (must be pre-application submission)

18/03/2025

Details of the pre-application advice received

The attached drawing (No.03H) would see a building which is 12m x 8m. The building which was granted permission and is detailed in drawing 03A upon the decision notice is of a different design in terms of the varied width of the building would be amended (with the width being in part 7.8m and this would become 8m. In addition the roof forms and fenestration details would all be amended from that of the approved scheme.

In my view the extent of the amendments whilst relatively high, could likely be considered non material in the context of the development proposal and within this site given the amendments would remain a replacement building of similar proportions, materials and the same siting and the main amendments are seeking reduction / removal of elements of the extant permission.

Please note that this is an officer opinion only. All advice and guidance within this email is given without prejudice and with the intention of being helpful and informative; however, this email cannot be binding upon the Council in the determination of any future planning application. These comments are given on the basis of the information submitted and without the benefit of a site visit having been undertaken. The Council reserves the right to review the situation in the future. For a formal determination you are advised to apply for Non Material Amendment.

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

☐ Yes

☒ No

Declaration

I/We hereby apply for Non-Material Amendment as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Rosie Lonnon

Date

19/03/2025