

# Robert Halstead

Chartered Surveyors & Town Planners

N.C. Willock MRICS MRTPI

Office G of H, Bridge Mills, Huddersfield Road, Holmfirth, HD9 3TW

Tel: 01484 686322 e mail: [nick@roberthalstead.co.uk](mailto:nick@roberthalstead.co.uk)

Planning    Development

---

**By Email Only**

21<sup>st</sup> October 2025

Kirklees Council  
Planning – Development Control

FAO Kerri Simpson

**FURTHER COMMENTS RELATING TO PLANNING APPLICATION FOR ERECTION OF TWO STOREY SIDE EXTENSION, SINGLE STOREY FRONT/REAR EXTENSION, FIRST FLOOR BALCONY AND ASSOCIATED ALTERATIONS**

**MOORLANDS CRICKET CLUB, MIRFIELD MEMORIAL PARK, HUDDERSFIELD ROAD, MIRFIELD, WF14 8AE**

**LPA REF: 2025/90956**

Dear Madam,

Robert Halstead Chartered Surveyors and Town Planners submitted an objection letter on behalf of Mirfield Town Council in June 2025 with their concerns relating to the impact on trees and biodiversity, highway safety, the proposed use of the building, and the impact the development would have on the war memorial.

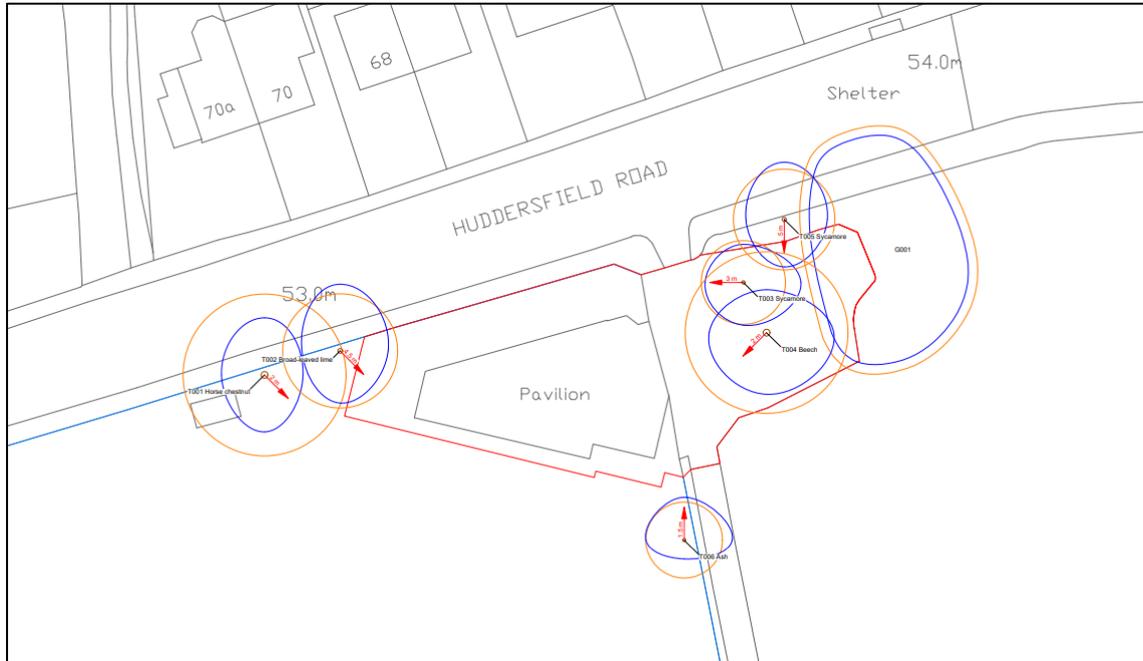
Mirfield Town Council have reviewed the latest plans and information and have instructed us to make further representations. In summary, Mirfield Town Council uphold their original objection to the proposed development and do not consider the revised plans and information to have adequately overcome their original concerns. They also wish to add the following additional comments.

## **Impact on Trees and Biodiversity**

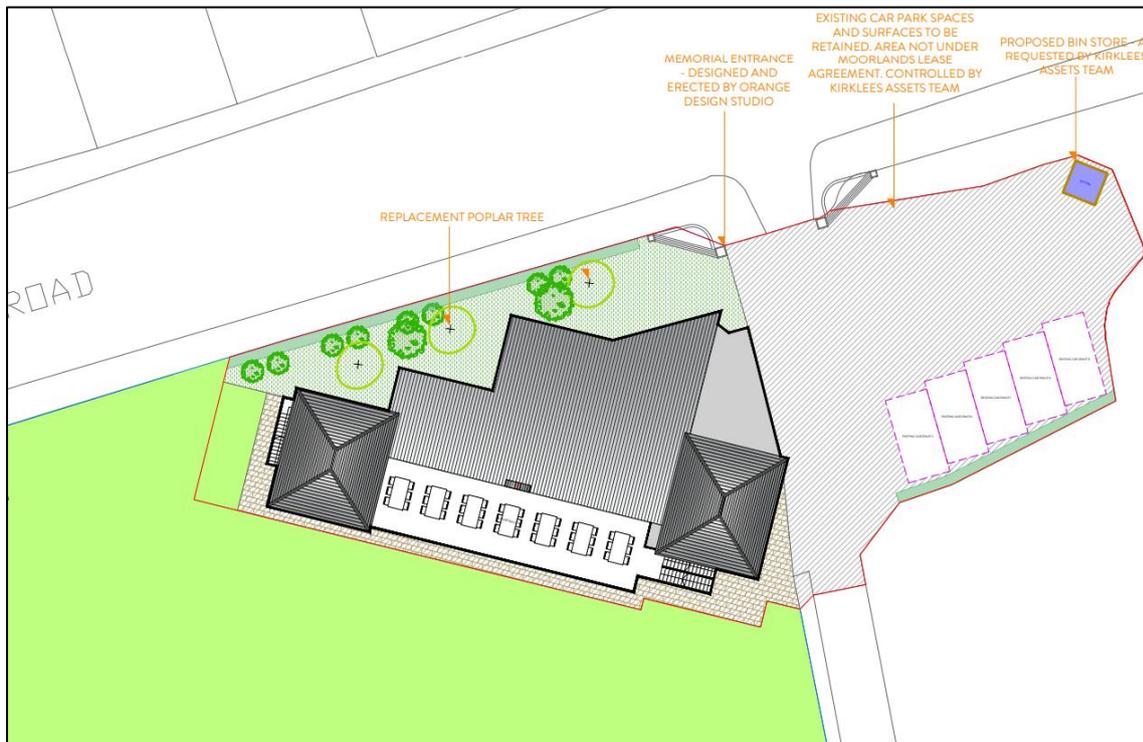
In our original objection letter, we stated that in accordance with Schedule 7A of the Town and Country Planning Act 1990 (inserted by the Environment Act 2021) the felled trees should be considered when the pre-development biodiversity value of the onsite habitat is calculated. This has not been done. The applicant's biodiversity net gain Small Sites Metric states that there are only 7 trees pre-development. However, this figure only includes the remaining trees onsite and does not include the felled trees as indicated in the Tree Constraints Plan extract below.

The Small Sites Metric also states that 4 trees will be retained but not enhanced, and that 10 new trees will be planted post development. However, it is unclear from the Proposed Landscaping Plan which

of the remaining trees are to be retained and which trees are to be removed. Furthermore, the Proposed Landscaping Plan is not clear in respect of the 10 new trees to be planted as it shows 3 proposed Poplar trees and 10 proposed bushes / small trees which equates to 13 trees! The Small Sites Metric also states that the trees planted post development will include 3 small trees, 1 medium tree, 4 large trees and 2 very large trees, which again doesn't correspond with the information shown on the Proposed Landscaping Plan.



**Tree Constraints Plan Extract**



**Proposed Landscaping Plan Extract**

The latest consultation response from the Council's Ecologist also raises significant concerns regarding Biodiversity Net Gain and the Small Sites Metric Calculation. They are requesting that a Main Metric be carried out by a qualified Ecologist with all newly planted trees recorded as small in accordance with the Metric User Guide. Mirfield Town Council would agree that the current information is insufficient and inaccurate, and that the application should be refused on that basis.

### **Highway Matters**

In our original objection, we raised concerns over the insufficient amount of on-site parking provision, which would be exacerbated should the proposals to extend the clubhouse be approved, as the new facilities are likely to attract a greater number of spectators and visitors. The Council's Highways department was consulted on the application and have stated the following:

"Given that Moorlands Cricket Club have just 8 off-street parking spaces within their red line boundary and appear to rely on Mirfield Cricket Club for off-street parking, which is clearly not always available, Highways Development Management would find it difficult to support this application without the provision of additional off-street provisions or measures to manage and mitigate parking."

The applicant's latest plans do not include any additional on-site parking or suggested measures to manage or mitigate parking. As a result, it is highly likely that overspill parking would occur on Huddersfield Road to the detriment of highway safety in terms of increased congestion and the reduction in the free flow of traffic. It is considered that the proposed development should also be refused on that basis as it fails to accord with Local Plan Policies LP21 and LP22 and the aims of Chapter 9 in the NPPF.

### **War Memorial**

In our original objection, we stated that the proposed extensions and alterations to the clubhouse would bring the built development closer to the site frontage and war memorial. Whilst it is acknowledged that the latest plans show a greater separation distance between the proposed development and the war memorial, the applicant has not submitted adequate drawings or 3D visuals (as requested by officers) to show that the war memorial would not be unduly harmed by the proposals.

As a result, Mirfield Town Council are still of the view that the proposed development would cause harm to the significance of the non-designated heritage asset, contrary to Local Plan Policy LP35 and the aims of Chapter 16 in the NPPF.

The application was submitted in April of this year, and the applicant has been given ample opportunity to revise the plans and submit additional information in support of their application. However, the latest plans and reports are not considered to be acceptable and in compliance with relevant planning policy. Mirfield Town Council therefore considers that the application should be refused for the reasons outlined above, and the reasons given in our previous objection letter.

Yours faithfully,

Alison Dumville AssocRTPI

**Robert Halstead Chartered Surveyors & Town Planners**