KIRKLEES METROPOLITAN COUNCIL
INVESTMENT & REGENERATION SERVICE

DEVELOPMENT MANAGEMENT

Town and Country Planning Act 1990 (as amended) – SECTION 70

DELEGATED DECISION TO DETERMINE PLANNING APPLICATIONS

Reference No:	**2025/62/90956/E**
Site Address:	Moorlands Cricket Club, Mirfield Memorial Park, Huddersfield Road, Mirfield, WF14 8AE
Description:	Erection of two storey side extension, single storey front/rear extension, first floor balcony and associated alterations
Recommending Officer:	Kerri Simpson

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: 28-OCT-2026

Officer Report

2025/90956 - Moorlands Cricket Club, Mirfield Memorial Park, Huddersfield Road, Mirfield, WF14 8AE

Site Description

The application site comprises the existing Moorlands Cricket Club clubhouse and adjoining land, situated on the southern side of Huddersfield Road (A644), with Mirfield Memorial Recreation Ground.

The existing clubhouse is predominately single-storey in height, with a two-storey element towards its eastern end. The building is constructed principally of red brick, with sections of contrasting external finishes, and incorporates a mixture of flat and pitched roof forms. The clubhouse is positioned immediately to the south of Huddersfield Road, with an existing access and parking area located towards its eastern side. The cricket ground extends to the south and west of the building, whilst further recreational playing fields are situated to the east.

The surrounding area comprises a mixture of residential and recreational uses. Residential properties are located on the opposite side of Huddersfield Road to the north, whilst the wider recreation ground accommodates additional parking, cricket pitches and other sports facilities.

The site is subject to the following planning policy constraints and designations:

- Urban Greenspace (UGS1097)
- Development Low Risk (Coal Mining Legacy)
- Partially within Bat Alert Zone (southern side)

Description of Proposal

The application seeks planning permission for the erection of a two-storey side extension and single-storey front and rear extensions to the existing clubhouse. The proposal also includes the installation of a first floor balcony, together with associated internal and external alterations.

History of negotiations/amendments received

During the course of the application, amended plans were received and further consultation undertaken. Clarification and additional documentation

were provided regarding the proposed parking arrangements. An Arboricultural Impact Assessment, Bat Survey and updated biodiversity information were also submitted for consideration.

Relevant Planning History

2020/92272 - Erection of extension to clubhouse to form outdoor bar/kitchen with canopy over – Approved

2019/90133 - Erection of extensions and alterations to existing clubhouse (modified proposal) – Approved

2018/91154 - Erection of extensions and alterations to existing clubhouse – Approved

2016/91225 - Erection of single storey extension to existing cricket clubhouse – Approved

Representations

Publication of the application has been undertaken in accordance with the Council's Development Management Charter (2024).
The application has been publicised on the Council's website, and by site notice. The expiry date of the publicity period was 21st October 2025.
Ten letters of representations received from members of the public, comprising eight letters of support and two letters of objection. The following matters were raised are summarised as follows:
Letters of Support
Principle of Development

- The proposal would support the club's role as a valued community and sporting facility while providing a more inclusive and welcoming environment for its diverse range of users including users with additional needs, disabilities and the growth of women's and girls' cricket.

- The facilities support cricket, other sports, local schools, family events and wider community activities.
- The proposal would help secure the club's long-term future and allow it to continue and develop its community role.
- Supporters consider that it would contribute to healthy, active and inclusive communities and accord with relevant local planning policy objectives.

Visual Amenity

- The existing clubhouse and changing facilities are considered dated and insufficient for the club's current and future needs. The proposal would modernise the pavilion and alter its layout and appearance, with supporters considering the development appropriate to the character of the surrounding area and parkland setting.

Highways Safety

- The proposal is primarily intended to improve facilities for existing users rather than substantially increase the intensity of activities at the site.
- Supporters consider that it would not result in a significant increase in traffic or have an adverse effect on highway safety.
- It is also considered that the proposal would not cause unacceptable noise, disturbance or harm to neighbouring residential amenity.

<u>Letters of Objection</u>

Highways Safety

- Objectors consider that existing parking provision is inadequate, resulting in vehicles parking on both sides of Huddersfield Road and Hurst Lane, reducing the available road width and restricting visibility at the club entrance and the junction with Hurst Lane.
- Concerns are raised that parked vehicles have obstructed residents' access to and from their properties and could impede emergency vehicles.
- Objectors consider that the proposal could increase parking demand, congestion and the risk of highway safety incidents.
- Concern is raised that vehicles associated with the club park along Hurst Lane and must turn within the lane, causing inconvenience to residents and deterioration of its soft surface.
- Concern is raised regarding noise from late-night events, including loud music continuing beyond midnight, and the potential for the proposal to increase disturbance and inconvenience to nearby residents.

<u>General Comments</u>

- Concern is raised that increased use of the clubhouse could generate additional vehicle movements and worsen existing congestion on the constrained one-way access road, where vehicles may queue, be

unable to pass or travel at speed, presenting a particular risk to children.

- Existing parking provision is considered insufficient at peak times, with overflow parking limited by use of the football field and obstruction of its access gate, resulting in parking on Huddersfield Road and Hurst Lane and restricted visibility at the Memorial Grounds entrance.
- Although no objection is raised to the appearance of the clubhouse improvements, the commenter considers that the adequacy of access, parking and wider infrastructure should be assessed before any increase in the capacity or use of the site.

Ward Councillor Comments

Councillor Martyn Bolt engaged in correspondence with the Local Planning Authority seeking clarification on various aspects of the proposal, including the application site boundary, the impact on the memorial park and setting of the war memorial, the removal and replacement of trees, parking arrangements and refuse storage.

Matters raised by Ward Councillors and members of the public have been considered as part of the assessment of the application.

Consultation Responses

The following consultations have been undertaken for this application with the summarised responses listed below.

- **KC Ecology** – No objection, subject to conditions securing the ecological mitigation and enhancement measures identified in the submitted bat survey, the submission of a lighting strategy, Habitat Management and Monitoring Plan and the statutory BNG informative.

- **KC Highways Development Management Team** – No objection, subject to a condition requiring measures to manage parking along Huddersfield Road in the interests of highway safety.

- **KC Conservation Team** – No objection, the clubhouse is not a designated heritage asset, and the proposed extensions and alterations would not adversely affect the use, designation or significance of Mirfield Memorial Recreational Ground as a war memorial.

- **KC Tree Officer** – Initially objected to the proposal due to insufficient information. Following the submission of an Arboricultural Impact Assessment, concerns were also raised regarding the removal of trees along the Huddersfield Road frontage. Replacement planting using suitable tree species was recommended, with concerns expressed regarding the suitability of Poplars.

Mirfield Town Council

Intensification

- Mirfield Town Council questions whether the scale of the proposed bar, function, stage and balcony areas, and the increase from approximately 18 to 136 covers, would result in a greater emphasis on social functions and intensify use of the site.

Trees and Biodiversity

- Concerns were raised regarding the removal of mature frontage trees, including trees reportedly planted to commemorate the Queen's Coronation, and whether the necessary landowner consent was obtained before their removal.

- The submitted tree, landscaping and Biodiversity Net Gain information is incomplete or inconsistent, particularly regarding the number of trees previously felled, those to be retained or removed, and the proposed replacement planting. Request that the pre-development biodiversity value includes the felled trees and is calculated using the appropriate metric.

Highway Safety

- Concern is raised that the clubhouse expansion and increased social capacity could attract additional visitors, despite only eight parking spaces being available within the application boundary and no additional parking or mitigation measures being proposed.

- Mirfield Town Council considers that this could increase overspill parking, congestion and obstruction on Huddersfield Road, affecting visibility and the free flow of traffic, particularly given the narrow access, nearby bend and bus stop.

- Further concerns relate to the lack of cycle parking and information about bin storage, which could reduce the available parking and manoeuvring space.

War Memorial and Park Setting

- Concern is raised that the extensions would bring built development closer to the war memorial and entrance gateway, which the Town Council considered a non-designated heritage asset, potentially affecting its setting and significance.

- Mirfield Town Council considers that insufficient drawings or visual information have been provided to demonstrate that harm would be avoided. It also considers that any bin storage should be located away from the memoria

The responses of the above consultees are discussed in greater length within the 'Assessment' section of this report.

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).

Kirklees Local Plan (LP):

- LP1 – Achieving Sustainable Development
- LP2 – Place Shaping
- LP3 – Location of new Development
- LP21 – Highways and access
- LP22 – Parking
- LP24 – Design
- LP30 – Biodiversity & Geodiversity
- LP31 – Strategic Green Infrastructure Network
- LP33 – Trees
- LP35 – Historic Environment
- LP48 – Community Facilities and Services
- LP50 – Sport and Physical Activity
- LP53 – Protection and improvement of environmental quality

- LP61 – Urban Green Space

National Policies and Guidance:

National planning policy and guidance is set out in National Policy Statements, primarily the National Planning Policy Framework (NPPF) published August 2026, 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 4 – Achieving sustainable development
- Chapter 12 – Making effective use of land
- Chapter 14 – Achieving well designed places
- Chapter 15 – Promoting sustainable transport
- Chapter 16 – Promoting healthy communities
- Chapter 17 – Meeting the challenge of climate change, flooding and costal change
- Chapter 19 – Conserving and enhancing the natural environment
- Chapter 20 – Conserving and enhancing the historic enviroment

Assessment

Principle of Development

The application seeks planning permission for extensions and alterations to the existing clubhouse. The site is without notation in the Kirklees Local Plan (KLP), Policy LP1 of the KLP set out the presumption in favour of sustainable development, whilst Policy LP2 seeks to support development in sustainable locations.

Policy LP50 and LP61 of the Kirklees Local Plan seeks to protect existing sports and recreational facilities and safeguard Urban Green Space.

Chapter 16 of the NPPF recognises the importance of providing accessible sports and recreational facilities which contribute towards healthy and inclusive communities.

The proposed extensions would improve the facilities available to Moorlands Cricket Club, supporting its continued operation and the recreational function of the site. Whilst the extensions would marginally encroach onto the existing

cricket ground, the additional built footprint would be limited and would not materially affect the use or functionality of the playing field or the wider recreational grounds .Furthermore, the proposed extension to the north would predominately occupy an area of previously disturbed ground adjacent to the existing clubhouse, rather than an area used for formal sporting activities.

The proposal would provide enhanced social and function facilities, increasing the capacity of the clubhouse and supporting the wider recreational and community role. Such facilities are commonly associated with cricket clubs and support their established sporting function. Having regard to the nature of the proposals and the established use of the site, the additional facilities are considered ancillary to the existing sporting use.

The development would therefore support the continued sporting and recreational use of the site without resulting in an unacceptable loss of recreational space. Accordingly, the proposal is considered acceptable in principle, having regard to Policies LP50 and LP61 and Chapter 16 of the National Planning Policy Framework, subject to the assessment of other material considerations set out below.

Impact on visual amenity

Policy LP24 of Kirklees Local Plan seeks to ensure development is of a suitable design. Chapter 14 of the NPPF sets out the objective to promote high quality, healthy, inclusive and sustainable places, through setting clear expectations about design outcomes and the use of relevant tools and processes.
Local Plan Policy LP24(a) states that all proposals should promote good design by ensuring the following: *the form, scale, layout and details of all development respects and enhances the character of the townscape, heritage assets and landscape'.*
The proposal seeks planning permission for the erection of a two-storey side extension, single storey front and rear extensions and the installation of a first floor balcony and associated internal and external alterations to the existing clubhouse.

The existing clubhouse is predominately single storey in height, with a two storey element positioned towards one end of the building. At ground floor the building currently accommodates a social area with a bar, kitchen, storage areas, changing rooms and toilet facilities, whilst the first floor provides additional changing facilities. Externally, the building is predominately constructed of red brick, with elements of render, regularly positioned windows and a hipped roof to the two storey element, whilst the remaining single-storey section features a flat roof.

The proposal would involve the enlargement of the ground floor social area through extensions to the front and rear of the building, alongside alterations to the side elevation and internal layout to re-provide kitchen, storage and changing facilities. At first floor level, the development would provide an extended social and seating area, incorporating an external balcony overlooking the cricket ground, together with additional changing facilities and external staircases.

In terms of its external appearance, the development would introduce a further two storey element at the opposite end of the clubhouse, reflecting the scale and general form of the existing two storey section. The central first floor section would retain a predominately flat roofed appearance, sitting below the eaves line of the hipped roof two storey elements. The proposed elevations would incorporate a combination of red brickwork, grey cladding and contrasting external finishes, together with new window and door openings, glazing to social areas and glazed balustrading to the first floor balcony.

Whilst the proposed extension would increase the overall scale, massing and footprint of the building, their design would broadly reflect the established architectural character of the existing clubhouse. In particular, the introduction of a second storey element would provide a degree of symmetry to the building, whilst the use of complementary materials and roof forms would ensure that the extensions integrate satisfactorily with the existing structure. The incorporation of large glazing openings and the first floor balcony would provide a more contemporary appearance, although these features are considered appropriate in the context of the buildings established use.

The proposed extensions would also be visible in views from the surrounding recreational grounds and the entrance to the site. However, given their integral relationship with the existing building together with their proposed design and materials, the additional built form is not considered to result in unacceptable visual impact upon the character and appearance of the wider grounds.

Overall, the proposed development is considered to be an acceptable addition to the existing clubhouse, with its scale, design and external appearance appropriately responding to the character of the host building. The proposal would not appear unduly dominant or visually intrusive within the surrounding recreational setting and would therefore preserve the visual amenity and character of the area. The proposal is therefore considered to comply with Policy LP24 of the Kirklees Local Plan and Chapter 14, Policy DP3 of the National Planning Policy Framework 2026.

Impact on War Memorial

Policy LP35 of the Kirklees Local Plan seeks to conserve and enhance the historic environment, including heritage assets and their settings. The National Planning Policy Framework similarly recognises the importance of conserving heritage assets in a manner appropriate to their significance, including consideration of the contribution made by their setting.

The application site is not situated within a Conservation Area, and the existing clubhouse is not a listed building. However, Mirfield Memorial Recreation grounds is recognised for its commemorative significance as a war memorial recreational ground.

The Councils Conservation Officer was consulted on the application and confirmed that the clubhouse is not itself a memorial building or identified heritage asset. The significance of the memorial recreational ground principally derives from its recreational use rather than its character as designed landscape.

The Conservation Officer concluded that the proposed extension and alterations would not adversely affect the significance of the memorial recreational ground. No objection has therefore been raised on heritage grounds.

The proposed extensions and alterations to the clubhouse would be visible within the wider setting of the memorial. However, the works would relate to an established building which already forms part of the surrounding built environment. Although the proposals would increase the overall scale of the clubhouse, the extensions would incorporate a design and materials which are considered sympathetic to the character and appearance of the existing building.

The memorial would remain in its existing position at the entrance to the recreation ground, with no physical alterations proposed. Furthermore, given the siting and relationship of the proposed extensions to the memorial, it is considered that the memorial would retain its prominence as a commemorative feature at the entrance to the site.

Having regard to the nature and scale of the proposed development it is not considered to detract significantly from the visual prominence, the historical interest of commemorative value of the war memorial and its significance would remain appreciable within the surrounding setting. The proposal is therefore considered acceptable having regard to Policies LP24 and LP35 of

the Kirklees Local Plan and Chapter 20 of the National Planning Policy Framework.

Impact on residential amenity

The National Planning Policy Framework states that Local Planning Authorities should seek to achieve a good standard of amenity for all existing and future occupants of land and buildings. This is echoed within Kirklees Local Plan Policy LP24 which states that: -

'proposals should provide a high standard of amenity for future and neighbouring occupiers, including maintaining appropriate distances between buildings and the creation of development-free buffer zones between housing and employment uses incorporating means of screening where necessary'.

The existing building is bounded to the south, east and west by the wider recreational grounds, with residential properties situated to the north, on the opposite side of Huddersfield Road. These comprise residential properties Nos 60 – 78A (evens) Huddersfield Road.

The proposed development would introduce extensions to the existing clubhouse, including a minor projection to the front elevation, and the introduction of additional mass at first floor level with balcony. Notwithstanding these addition, the development would maintain a separation distance of circa 30m from the residential properties to the north, with Huddersfield Road intervening. Given the separation distance, together with the position and scale of the proposed extensions, the development is not considered to result in any unacceptable loss of light, outlook or overbearing impact upon neighbouring residential occupiers.

Furthermore, whilst the proposed first floor balcony would introduce an elevated external seating area, this would provide views primarily towards the cricket grounds. The separation distance from neighbouring residential properties is considered sufficient to ensure that the development would not result in any undue overlooking or loss of privacy to neighbouring room windows or private amenity spaces.

It is acknowledged that the proposal would increase the capacity of the clubhouses social and function facilities, with the potential for an increase in activity associated with their use. The clubhouse is an established facility within the recreational grounds and already accommodates social functions. The proposed first floor balcony would face towards the cricket ground away from the nearest residential properties on Huddersfield Road. Having regard to the existing use of the premises, the orientation of the balcony and the

separation of the resultant building from neighbouring residential properties, the proposal is not considered likely to result in unacceptable noise and disturbance to neighbouring occupiers.

Overall, it is not considered that the proposal would result in an adverse impact on the amenity of neighbouring occupiers and would therefore accord with Policy LP24 of the Kirklees Local Plan and Chapter 14 of the National Planning Policy Framework.

Impact on highway safety

Policy LP21 of the Kirklees Local Plan requires development to provide safe, convenient, and efficient access for all users, including pedestrians, cyclists, public transport users, and vehicles. Proposals must not result in an unacceptable impact on the highway network.

Policy LP22 sets out parking requirements stating that developments should provide appropriate provision for vehicles in accordance with the Council's adopted parking standards. This includes on-site parking for residents and visitors, as well as provision of servicing and deliveries where relevant.

These policies are underpinned by Chapter 15 of the NPPF which requires that development proposals ensure safe and suitable access for all users, mitigate any significant impacts on the transport network, and provide adequate opportunities for sustainable travel.

<u>Parking</u>

The proposed development would enlarge the existing clubhouse facilities, including additional social and function space and first-floor outdoor seating. Whilst the existing vehicular access from Huddersfield Road would remain unchanged, the potential increase in visitor numbers and associated parking demand is a material consideration.

The clubhouse has circa 8 parking spaces adjacent to its entrance from Huddersfield Road. A further parking area is situated to the south of the clubhouse, within Mirfield Memorial Park providing additional off-street parking for users of the wider recreational facilities. The submitted information confirms that parking within the grounds operates on a shared basis and is not exclusively allocated to individual clubs.

KC Highways Development Management initially raised concerns regarding the limited parking provision immediately adjacent to the clubhouse and the potential for overspill parking onto Huddersfield Road. In particular,

photographic evidence demonstrated considerable on-street parking during cricket fixtures on 31st August 2025, raising concerns regarding the cumulative parking demand associated with activities at both cricket clubs.

However, the applicant subsequently provided clarification regarding the shared parking arrangements and confirmed that the photographic evidence related to an exceptional community event involving eight teams and multiple matched taking place on the same day. Having considered this information, KC Highways Development Management confirmed that it had no objection to the proposed development, recognising that the reported on-street parking issues were associated with peak-use events rather than typical operating conditions.

Notwithstanding these conclusions, the Councils Highway Safety Team recommended the introduction of waiting restrictions along Huddersfield Road to address the potential for inappropriate on-street parking. KC Highways Development Management subsequently recommended a condition requiring a scheme detailing measures to manage parking along Huddersfield Road and all associated works, has been submitted to and approved in writing by The Local Planning Authority, with the approved measures implemented before the development is brought into use.

The submitted plans identify the parking area adjacent to the clubhouse within the application red-line boundary, although this land falls outside the applicants leasehold. The parking area forms part of the established shared parking arrangements serving the wider recreational grounds and is not exclusively allocated to the cricket club. The relevant ownership notices have been served. Furthermore, as the development is not solely reliant upon this parking area for its operation, its inclusion within the application boundary is not considered to raise any concerns in planning terms.

Having regard to the established recreational use of the site, the availability of shared off-street parking and the conclusions of Highways Development Management, the proposal is not considered to result in an unacceptable impact upon highway safety, subject to the imposition of a suitably worded condition addressing parking management. The proposal is therefore considered acceptable in highway safety terms in accordance with Policy LP21 and LP22 of the Kirklees Local Plan and Chapter 15 of the National Planning Policy Framework.

<u>Construction Management and Waste Storage</u>

Given the location of the clubhouse within Mirfield Memorial park, it is considered appropriate to secure a proportionate Construction Management

Plan by condition. This would establish arrangements for construction vehicle access, deliveries, contractor parking, the storage of materials and the protection of pedestrian routes and existing recreational facilities during the construction period. Particular consideration should also be given to ensuring that construction activities do not adversely affect the war memorial and its immediate surroundings.

In respect of waste storage, the proposed refuse storage area would be situated within the parking area in the north-eastern corner of the site, providing suitable access for waste collection arrangements. This arrangement is considered acceptable and would not obstruct access, prejudice highway safety or detract from the appearance of the surrounding recreational area.

Subject to a condition securing appropriate construction management measures, and having regard to the proposed waste storage arrangements, the development is considered acceptable in these respects and would accord with Policy LP21 and Lp24 of the Kirklees Local Plan and Chapter 14 and 15 of the National Planning Policy Framework.

Ecology and Biodiversity

Chapter 19 of the NPPF (August 2026) seeks to protect and enhance the natural environment by securing measurable biodiversity net gains, safeguarding irreplaceable habitats, and ensuring that harm to biodiversity is avoided, mitigated or, only where absolutely necessary, compensated.

Policy LP30 of the Kirklees Local Plan seeks to ensure that development proposals protect and enhance the natural environment. This includes safeguarding species and habitats of principal importance, avoiding significant harm to biodiversity, and securing measurable biodiversity net gains wherever possible.

Policy LP33 of the Kirklees Local Plan sets out the Councils approach to the protection and integration of trees in new development, recognising their contribution to visual amenity and biodiversity.

The application is supported by ecological and biodiversity information, including a Biodiversity Metric and Bat Survey. The Council’s Ecology Team initially identified that the existing clubhouse had a low potential to support roosting bats and requested a presence/absence survey prior to determination. The subsequent survey, undertaken in June 2026, recorded no bats emerging from the building, with only limited bat activity associated with foraging in the surrounding area.

Following consideration of the survey, the Ecology Team confirmed that the findings were satisfactory, subject to securing the mitigation and enhancement measures identified within Section 11 of the report.

In respect of Biodiversity Net Gain, an updated Biodiversity Metric was submitted during the course of the application. The revised metric demonstrates that the development would achieve an on-site net gain of 0.1789 habitat units. The Ecology Team has confirmed that the proposed enhancements are acceptable in principle and recommends a condition for the submission of a Habitat Management and Monitoring Plan (HMMP) in addition to the statutory biodiversity gain condition.

Whilst the Ecology Team has recommended a condition requiring the submission of a HMMP, its earlier consultation response confirmed that the proposed on-site enhancements would not constitute significant on-site gains and would not require securing for a 30 year period.

The development would remain subject to the Statutory Biodiversity Gain condition, requiring the submission and approval of a Biodiversity Gain plan prior to commencement. Having regard to these requirements and the nature of the development, a separate HMMP or landscaping condition for biodiversity net gain purposes is not considered necessary, having regard to Statutory Biodiversity Net Gain requirements.

Having regard to the submitted ecological and biodiversity information, and the Ecology Teams response, it is considered that the proposed development would not result in unacceptable harm to protected species or biodiversity interests. Subject to the recommended conditions including the submission of a lighting strategy along with the statutory biodiversity condition, the proposal would accord with Policy LP30 of the Kirklees Local Plan and Chapter 19 of the National Planning Policy Framework.

Trees

Policy LP33 of the Kirklees Local Plan seeks to protect trees that contribute to the character and amenity of an area and supports appropriate replacement planting. Chapter 19 of the NPPF also seeks to conserve and enhance the natural environment.

A number of trees previously situated along the Huddersfield Road frontage were removed from the site. Whilst these trees were not protected by a Tree Preservation order, they contributed to the visual amenity and character of the street scene. The Council’s Tree Officer initially raised a holding objection

pending the submission of a tree survey and Arboricultural Impact Assessment (AIA) acknowledging the presence and condition of the remaining trees within the site.

An AIA was subsequently submitted identifying six individual trees and one group of trees within the vicinity of the development, assessed as Category B and therefore of moderate quality. The assessment confirms that no further tree removal or facilitation pruning would be required to accommodate the development.

The majority of the proposed works would be situated outside the root protection areas (RPAs) of the retained trees. A minor encroachment of circa 0.47sqm is identified within the RPA of tree T002, representing less than 1% of its total RPA. Given the limited extend of this encroachment, the AIA concludes that the impact upon the tree would be negligible, subject to appropriate mitigation measures during construction. This includes the use of hand operated tools or compressed air soil displacement within the affected RPA, appropriate treatment of exposed roots and the installation of protective fencing. Such measures can be secured through a suitably worded planning condition.

Furthermore, whilst the previously removed trees do not form part of the proposed development, their contribution to the street scene is acknowledged. The Councils Tree Officer previously advised that replacement planting should preferably reflect the species removed, including lime and horse chestnut, and has suggested Tilia Cordata “Streetwise” as a potentially suitable species. It is therefore considered appropriate to secure replacement tree planting along the Huddersfield Road frontage by condition, with details of the proposed species, locations and planting specifications to be approved prior to the first use of the development, and planting undertaken during the first available planting season thereafter.

Having regard to the submitted AIA, the limited encroachment into the RPA of T002 and the proposed mitigation measures, it is considered that the development would not result in unacceptable harm to the retained trees. Subject to conditions securing tree protection measures and replacement tree planting, the proposal is considered acceptable in accordance with Policy LP33 of the Kirklees Local Plan and Chapter 19 of the National Planning Policy Framework.

Ground Conditions

Chapter 15 of the NPPF promotes safe and healthy living environments and requires that land contamination and other environmental constraints are

considered and mitigated as part of the planning process. Policies LP53 of the Kirklees Local Plan seek to ensure that development does not cause, or result in exposure to, pollution or environmental risks that would be harmful to human health or the environment. These policies require developments to be appropriately assessed and, where necessary, remediated to ensure that sites are suitable for their intended use.

The site falls within the Coal Mining Development Low Risk Area. Accordingly, the Coal Authority's standing advice applies. Given the low-risk classification, no further coal mining risk assessment is considered necessary at this stage and the relevant informative should be attached to any permission.

The site is not identified within the Council's records as contaminated or potentially contaminated land. There is therefore no evidence to suggest that the proposed development would give rise to unacceptable risks associated with land contamination. Nevertheless, a precautionary condition would be imposed requiring any unexpected contamination encountered during construction be appropriately investigated and remediated. Subject to this condition, the proposal would accord with Policy LP53 of the Kirklees Local Plan and Chapter 15 of the National Planning Policy Framework.

Climate change

On 12th November 2019, the Council adopted a target for achieving 'net zero' carbon emissions by 2038, with an accompanying carbon budget set by the Tyndall Centre for Climate Change Research.

The NPPF 2026 places greater emphasis on tackling climate change through the planning system, with Chapter 16 setting out national policies for climate change mitigation and adaptation. These seek to support the transition to net zero, reduce greenhouse gas emissions and ensure that development is resilient to the current and future impacts of climate change. These principles are also reflected in the formulation and application of Local Plan policies.

The Local Plan predates the declaration of a climate emergency and the net zero carbon target. However, it includes a series of policies, which are used to assess the suitability of planning applications in the context of climate change. When determining planning applications, the Council will use the relevant Local Plan policies and guidance documents to embed the climate change agenda.

Whilst no Climate Change Statement has been submitted in support of the application, the proposal relates to extensions and alterations to an existing clubhouse rather than the construction of a new standalone building. The development would make use of the existing building and associated infrastructure supporting the continued use of the established facilities. Furthermore, the proposed extension would be subject to the relevant requirements of Building Regulations, likely including those relating to energy efficiency, insultation and the conservation of fuel and power.

Having regard to the nature and scale of the development, these measure would contribute towards reducing energy demand and improving the overall energy performance of the extended building. The proposal is therefore considered acceptable in this regard and accords with the objectives of Policies LP26 of the Kirklees Local Plan and Chapter 19 of the NPPF and the Councils Climate Change Agenda.

Other Matters

Flood Risk

The application site is located within Flood Zone 1 and is identified as being at low risk of fluvial and surface water flooding. Accordingly, the proposed development is not considered to give rise to any significant concerns in respect of flood risk and is considered acceptable in this regard. The proposed development is considered acceptable in accordance with Policy LP27 of the Kirklees Local Plan and Chapter 18 of the National Planning Policy Framework.

Pre-Commencement Conditions

Section 100ZA of the Town and Country Planning Act 1990, provides that pre-commencement conditions may only be imposed with the written agreement of the applicant. The Local Planning Authority is satisfied that the following conditions are necessary, relevant, enforceable and reasonable, and that the matters they address need to be resolved prior to the commencement of development.

The following pre-commencement conditions are recommended:

- Tree Protection – To safeguard retained trees from damage during construction, in the interests of visual amenity.
- Construction Management Plan – In the interests of highway safety, safeguarding users of the recreational grounds and protecting the war memorial during construction.
- Highways Parking Management Scheme – In the interests of highway safety, to secure appropriate parking management measures along Huddersfield Road.

The applicant/agent confirmed written agreement to the proposed pre-commencement conditions via email dated 22nd October 2026.

Representations

Ten letters of representations received from members of the public, comprising eight letters of support and two letters of objection. Matters raised are addressed accordingly below:

Highway Safety

Concerns have been raised regarding inadequate parking provision, on-street parking along Huddersfield Road and Hurst Lane, restricted visibility, obstruction of accesses and potential difficulties for emergency vehicles. Objectors also consider that increased use of the clubhouse could exacerbate congestion and parking pressures, including vehicle manoeuvring and damage to the surface of Hurst Lane.

Officer Response: *These concerns have been considered within the Highway Safety section of this report. The Clubhouse benefits from established shared parking arrangements within the wider recreational grounds, and the existing vehicular access arrangements would remain unchanged. KC Highways Development Management have reviewed the proposal and raised no objection, subject to a condition requiring parking management measures along Huddersfield Road. Whilst parking pressures may arise during periods of peak activity; the development is not considered likely to result in an unacceptable impact upon highway safety.*

Residential Amenity

Concerns have been raised regarding existing noise from late-night events, including music continuing beyond midnight, and the potential for increased disturbance to neighbouring residents arising from the development.

Officer Response: *The potential impact upon neighbouring residential properties has been considered within the Residential Amenity section of this report. The clubhouse is an established recreational facility which already accommodates social activities. Having regard to the nature of the development, the separation from neighbouring properties and the orientation of the proposed balcony towards the cricket ground, the proposal is not considered likely to result in unacceptable noise and disturbance to neighbouring occupiers.*

Representations were also made by Mirfield Town Council. Matters raised are addressed accordingly below:

Intensification

Mirfield Town Council has questioned whether the scale of the proposed bar, function, stage and balcony areas, together with the increase in capacity from approximately 18 to 136 covers, would result in a greater emphasis on social functions and intensification of the site’s use.

Officer Response: *These matters have been considered within the Principle of Development section of this report. The proposed social and function facilities would remain ancillary to the established sporting and recreational use of the clubhouse. Whilst the proposal would increase the capacity of the premises, it would not introduce a separate principal use. The potential impacts associated with increased activity have also been considered in the Residential Amenity and Highway Safety sections of this report.*

Trees and Biodiversity

Concerns have been raised regarding the previous removal of mature trees along the Huddersfield Road frontage, including trees reportedly planted to commemorate the Queen's Coronation, and whether the necessary landowner consent was obtained. The Town Council has also questioned the accuracy and completeness of the submitted arboricultural and biodiversity information, including the treatment of previously removed trees within the Biodiversity Metric and proposed replacement planting.

Officer Response: *These matters have been considered within the Trees and Ecology and Biodiversity sections of this report. The previously removed trees were not subject to a Tree Preservation Order, and an Arboricultural Impact Assessment has subsequently been submitted identifying the retained trees and appropriate protection measures. Conditions are recommended to secure tree protection and replacement planting along the Huddersfield Road frontage. Updated biodiversity information has also been submitted and reviewed by the Council's Ecology Team, which has raised no objection subject to ecological mitigation and enhancement measures. The development would additionally be subject to the statutory biodiversity net gain condition. Matters relating to landowner consent for the previous tree removal are separate from the planning merits of the current application.*

Highway Safety

Mirfield Town Council has expressed concerns regarding the adequacy of parking provision to accommodate the proposed increase in clubhouse capacity, with approximately eight spaces identified within the application boundary. Concerns also relate to potential overspill parking, congestion, restricted visibility and obstruction along Huddersfield Road, together with the absence of dedicated cycle parking and the potential impact of refuse storage upon parking and manoeuvring space.

Officer Response: *The proposal has been considered within the Highway Safety section of this report. The parking area adjacent to the clubhouse*

forms part of the wider shared parking arrangements within the recreational grounds and is not solely relied upon for the operation of the development. Highways Development Management has raised no objection, subject to a condition securing parking management measures along Huddersfield Road. Refuse storage arrangements have also been considered, with provision identified towards the north-eastern corner of the parking area along with cycle parking provision. The proposal is considered acceptable in highway safety terms.

War Memorial and Park Setting

Concerns raised that the extensions would bring built development closer to the war memorial and entrance gateway, potentially affecting their setting and significance. It also considers that insufficient visual information has been submitted and that refuse storage should be located away from the memorial.

Officer Response: *The impact of the development upon the character of Memorial Park and the setting of the war memorial has been considered within the Visual Amenity and Heritage sections of this report. Having regard to the scale, siting and design of the extensions, the development is not considered to detract unacceptably from the significance or setting of the war memorial. The Council's Conservation Officer has raised no objection. The proposed refuse storage area would be located towards the north-eastern corner of the parking area, away from the memorial itself.*

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 – Full Conditional Permission

Decision Authorisation: Delegated Powers
Application Number: 2025/90956
Officer Recommendation: APPROVE

Conditions

1. The development hereby permitted shall be begun within three years of the date of this permission. **Reason:** Pursuant to the requirements of Section 91 of the Town and Country Planning Act 1990.

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 with Policies LP1, LP2, LP20, LP21, LP22, LP24, LP26, LP27, LP28, LP30, LP32**,** LP33, LP35, LP48, LP50, LP52 and LP53 and LP61 of the Kirklees Local Plan, Chapters 4, 12, 14, 15, 16, 17, 19 and 20 of the National Planning Policy Framework and the Provisions of the Highway Design Guide SPD.

2. The materials to be used in the implementation of this permission shall not be otherwise than as described and specified in the application and on the drawings hereby approved unless the prior written consent of the Local Planning Authority has been obtained for any proposed change or variation. **Reason:** In the interest of visual amenity and to accord with the aims Policy LP24 of the Kirklees Local Plan as well as aims of Chapter 14 of the National Planning Policy Framework 2026.

3. No development, including demolition or site clearance works, shall commence until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority.

   The Plan shall include details of:

   a) Arrangements for construction vehicle access, deliveries and contractor parking;
   a) The location of areas for the storage of construction materials, plant and equipment;
   b) Measures to maintain safe pedestrian and vehicular access to the adjoining recreational facilities throughout construction; and
   c) Measures to safeguard the war memorial and its immediate surroundings from damage during construction.

   The development shall thereafter be carried out in accordance with the approved Construction Management Plan throughout the construction period.
   Reason: In the interests of highway safety, the amenity and safety of users of Mirfield Memorial Park, and the protection of the war memorial

and its surroundings in accordance with Policies LP21 and LP24 of the Kirklees Local Plan and Chapters 14 and 15 of the National Planning Policy Framework.

4. The development shall not commence until a scheme detailing measures to manage parking along Huddersfield Road and all associate works has been submitted to and approved in writing by the Local Planning Authority.

   Unless otherwise agreed in writing by the Local Planning Authority, no part of the development here by approved shall be brought into use until the approved scheme has been implemented.

   Reason: In the interests of highway safety and to achieve a satisfactory layout, in accordance with Policy LP21 of the Kirklees Local Plan and Chapter 15 of the National Planning Policy Framework.

5. Prior to the commencement of development, protective fencing shall be erected around all trees to be retained on the site in accordance with BS5837:2012.

   The protective fencing shall be retained throughout the construction period, and all works within the root protection areas of retained trees shall be undertaken in accordance with the mitigation measures detailed within the approved Arboricultural Impact Assessment, prepared by Woodsage Consulting Limited, dated 12th August 2025, reference WC-420.1 Revision A, shall be implemented.

   Reason: To safeguard retained trees during construction, in the interests of visual amenity, in accordance with Policy LP33 of the Kirklees Local Plan and Chapter 19 of the National Planning Policy Framework.

6. Notwithstanding the submitted landscaping details, prior to the first use of the development hereby approved, a scheme for replacement tree planting along the Huddersfield Road frontage shall be submitted to and approved in writing by the Local Planning Authority.

   The scheme shall include details of the number, species, sizes and locations of the proposed trees, together with a programme for implementation. The approved landscaping shall be carried out in the first planting season following the first use of the development hereby approved. Any trees or plants which, within five years of planting, die,

are removed or become seriously damaged or diseased shall be replaced with others of similar size and species.

Reason: To secure appropriate replacement tree planting and enhance the visual amenity and character of the surrounding area, in accordance with Policies LP24 and LP33 of the Kirklees Local Plan and Chapters 14 and 19 of the National Planning Policy Framework.

7. The development hereby approved shall be carried out in accordance with the ecological mitigation and enhancement measures set out in Section 11 of the approved Bat Survey, prepared by John Gardner (Bat Ecologist), dated 11th June 2026.

   All mitigation measures shall be implemented during construction, as appropriate, and the ecological enhancements shall be installed prior to the first us of the development hereby approved and retained thereafter.

   Reason: To safeguard protected species and secure appropriate ecological enhancements, in accordance with Policy LP30 of the Kirklees Local Plan and Chapter 19 of the National Planning Policy Framework.

8. Prior to the installation of any external lighting, a detailed lighting scheme, developed in accordance with established guidance (e.g. Bat Conservation Trust and Institute of Lighting Professionals (2023) Bats and Artificial Lighting at Night), has been drafted and agreed with the council. The Sensitive Lighting Strategy will demonstrate that the proposed lighting will not impact upon ecological networks and/or sensitive features. Thereafter the agreed lighting scheme shall be implemented, subject to any variations approved in writing by the planning authority. All external lighting shall be installed strictly in accordance with the specifications and locations set out within the Lighting Strategy.

   Reason: In the interests of Biodiversity and in accordance with Policy LP30 of the Kirklees Local Plan and Chapter 19 of the National Planning Policy Framework 2026.

9. In the event that contamination not previously identified by the developer prior to the grant of this planning permission is encountered during the development, all works on site (save for site investigation works) shall cease immediately and the Local Planning authority shall

be notified in writing within 2 working days. Works on site shall not recommence until either:

a) a Remediation Strategy has been submitted to and approved in writing by the Local Planning Authority or,
a) the Local Planning Authority has confirmed in writing that remediation measures are not required. The Remediation Strategy shall include a timetable for the implementation and completion of the approved remediation measures. Thereafter remediation of the site shall be carried out and completed in accordance with the approved Remediation Strategy.

Following completion of any measures identified in the approved Remediation Strategy a Validation Report shall be submitted to the Local Planning Authority. Unless otherwise approved in writing by the Local Planning Authority, no part of the site shall be brought into use until such time as the whole site has been remediated in accordance with the approved Remediation Strategy and a Validation Report in respect of those works has been approved in writing by the Local Planning Authority.

Reason: To identify and remove unacceptable risks to human health and the environment and in accordance with Policy LP53 of the Kirklees Local Plan and Policy P2 of Chapter 17 of the National Planning Policy Framework.

NOTE: It is a requirement of paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 that a Biodiversity Net Gain Plan is submitted to, and approved in writing by the Local Planning Authority prior to the commencement of development.

NOTE: In accordance with Wildlife and Countryside Act 1981 it is an offence to intentionally kill, injure, or take any wild bird, or to damage or destroy their active nests. In addition, certain species are included in Schedule 1 of the Act and are protected against disturbance while nesting and when they have dependent young. Therefore, the removal of vegetation should be undertaken outside of the bird breeding season, March to August inclusive. If any clearance work is to be carried out within this period, a nest search by a suitably qualified ecologist should be undertaken immediately preceding the works. If any active nests are present, the ecologist should advise on suitable species-specific works exclusion zones. The exclusion zones should be regularly monitored by the ecologist and remain in place until the young have fledged the nest or the nests are otherwise deserted.

NOTE: All contamination reports shall be prepared by a suitably competent person, as defined in Annex 2 of the National Planning Policy Framework 2021. Reports must be prepared in accordance with the following guidance:

- Land Contamination Risk Management (LCRM)
- BS 10175:2011+ A2:2017 Investigation of Potentially Contaminated Sites. Code of Practice
- Development on Land Affected by Contamination - Technical Guidance for Developers, Landowners & Consultants - (v11.2) June 2020 by the Yorkshire and Lincolnshire Pollution Advisory Group.

The conditions relate to Planning Control only. Approval under the Building Regulations may also be required, and the applicant should contact their Building Control Provider for further information. Any other necessary consent must be obtained from the appropriate authority. If the applicant commences work without discharging conditions, they will be at risk of enforcement action and invalidating the permission if the planning condition is a pre commencement condition.

NOTE: Noisy construction related activities shall not take place outside the hours of: 07.30 to 18.30 hours Mondays to Fridays 08.00 to 13.00 hours, Saturdays With no noisy activities on Sundays or Public Holidays.

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.

NOTE: The granting of planning permission does not authorise the carrying out of works within the highway, for which the written permission of the Local Highway Authority is required.

You are required to consult the Local Highway Authority Design Engineer (Kirklees Street Scene: 01484 221000) at the earliest opportunity in the development process to obtain approval of the design details, agree the

mechanism for delivery, and obtain the necessary permissions / permits to enable the delivery of the site access(es).

This process will involve entering into a Section 38, 184 or 278 agreement of the Highways Act 1980, or other appropriate agreement to enable delivery of the works. The applicant is advised to make early contact with the Local Highway Authority Design Engineer, to ensure that the delivery of the works does not delay occupation of the development.

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.

Plans and specifications schedule: -

Plan Type	**Reference**	**Version**	**Date Received**
Location Plan	(EX)002		28/08/2025
Existing GA	(EX)001		28/08/2025
Block Plan	(20)002		28/08/2025
Proposed GA	(20)001		28/08/2025
Proposed Ground Floor	(20)003		28/08/2025
Proposed First Floor	(20)004		28/08/2025
Proposed Roof Plan	(20)005		28/08/2025
Proposed Landscaping Plan	(20)006		07/10/2025
Proposed Front and Rear Elevations	(30)001		28/08/2025
Proposed Side Elevations	(30)002		28/08/2025
Existing and Proposed Street Scene	(35)001		28/08/2025
Existing and Proposed Street Scene	(35)002		28/08/2025
Preliminary Ecological Appraisal	-	02	17/04/2026
Small Sites Metric (The Statutory Biodiversity Metric)	-	Version 1.2.3	17/04/2026
The Statutory Biodiversity Metric –	-	V 1.0.2	17/04/2026

Plan Type	Reference	Version	Date Received
Technical Annex 1: Condition Assessment Sheets and Methodology			
Biodiversity Net Gain Statement			24/09/2025
Pre-Development Plan Baseline Map and Post-Development Plan Post-Development Map			24/09/2025
Bat Survey			15/06/2026
Arboricultural Impact Assessment	WC-420.1a		26/08/2025
Public Consultation Justification Document			26/08/2025
Parking Demonstration			07/10/2025
Supporting Document Moorlands Cricket Club			04/04/2025
Design Amendments at Moorlands Cricket Club, Mirfield			26/08/2025

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. During the course of the application, amended plans were received and further consultation undertaken. Clarification and additional documentation were provided regarding the proposed parking arrangements. An Arboricultural Impact Assessment, Bat Survey and updated biodiversity information were also submitted for consideration, these were assessed accordingly and considered acceptable.

Report Date: 26/10/2026