Town and Country Planning Act 1990

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

PLANNING PERMISSION FOR DEVELOPMENT

Application Number: 2025/62/90956/E

To: Elliot Cooper,
Orange Design Studio
59A, Huddersfield Road
Mirfield
WF14 8AA

For: ANDREW FORTIS, MOORLANDS CRICKET CLUB

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 TWO STOREY SIDE EXTENSION, SINGLE STOREY FRONT/REAR EXTENSION, FIRST FLOOR BALCONY AND ASSOCIATED ALTERATIONS

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

In accordance with the plan(s) and applications submitted to the Council on 30-Apr-2025, subject to the condition(s) specified hereunder:-

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.

2. 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.

3. 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.

4. 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;
b) The location of areas for the storage of construction materials, plant and equipment;
c) Measures to maintain safe pedestrian and vehicular access to the adjoining recreational facilities throughout construction; and
d) 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.

5. 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.

6. 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.

7. 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.

8. 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.

9. 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.

10. 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,

b) 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 – Technical Annex 1: Condition Assessment Sheets and Methodology	-	V 1.0.2	17/04/2026
Biodiversity Net Gain Statement			24/09/2025
Pre-Development Plan Baseline Map and Post-Development Plan Post-Development Map			24/09/2025

Plan Type	Reference	Version	Date Received
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.

Development within a Coal Mining Area

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Mining Remediation Authority on 0345 762 6846 or if a hazard is encountered on site call the emergency line 0800 288 4242.

Further information is also available on the Mining Remediation Authority website at: Mining Remediation Authority - GOV.UK

Digital Infrastructure: Fibre To the Property (FTTP)

Access to affordable and reliable broadband is necessary for Kirklees' residents, businesses, and visitors to take advantage of the growing digital economy and 'digital by default' services. Fibre optic cables direct to a property (FTTP) is the most reliable way of delivering high speed broadband connectivity and allows for gigabit internet speeds. Access to high-quality digital infrastructure provides the foundations for, amongst other things:

- Economic prosperity – workforces that are digitally-literate enables business to thrive.

- Digital literacy – digital literacy and skills increase employability and people can exploit the internet for transactional, social, entertainment and learning purposes.
- New services – digital delivery can lower costs and provide innovative public and health services more conveniently.

It is therefore advised that digital infrastructure, including FTTP, and its benefits for the development be considered from the earliest feasible stage. Methods include working with Internet Service Providers to install digital infrastructure alongside other utilities or providing pre-infrastructure allowing for speeder installation at a later date.

Note: The provision of fibre infrastructure is often available from certain telecommunications providers free of charge for development over a certain scale, provided that sufficient notice is given. Notice periods are typically at least 12 months prior to first occupation. In some cases, providers may request a contribution from the developer.

Note: Where no telecommunications provider has been secured to provide fibre infrastructure by the time of highway construction, it is advised that additional dedicated telecommunications ducting is incorporated alongside other utilities to enable the efficient and cost-effective provision of fibre infrastructure in the future.

Building Regulations Approval is required for most work involving building operations and/or structural alterations. It is the applicant's responsibility to find out if the work permitted by this planning permission needs approval under the Building Regulations, and if necessary to submit an application. If you are not the applicant can you please ensure the applicant is aware of this requirement. Contact Building Control on Tel No: (01484) 221550 for more information.

It is the applicant's responsibility to find out whether any works approved by this planning permission, which involve excavating or working near public highway and any highway structures including retaining walls, will require written approval from the Council's Highways Structures Section. Please contact the Highways Structures Section on Tel No. 01484-221000 Ext 74199 for further advice on this matter.

Details Reserved by Condition

- **This permission has been granted subject to conditions. Some of the conditions may require you to submit further details. These conditions normally contain the wording "*submitted to and approved in writing by the Local Planning Authority*".**

- **You can apply online for approval of these details at the Planning Portals website at www.planningportal.gov.uk. Alternatively the forms and supporting guidance for submitting an application can be found online at www.kirklees.gov.uk/planning.**

- **This Authority recognises the need to ensure that you are able to develop the site as effectively and flexibly as possible. However, at the same time it must ensure that development is in accordance with the terms of the planning conditions and legal agreement and the expectations of elected members and local residents set through the decision process.**

- **You should note the triggers for compliance with the conditions of this planning permission. This Authority is committed to processing applications to discharge conditions in a timely manner. It is important to ensure that submissions are made as far in advance of the trigger to allow time for adequate consultation, discussion and in some circumstances publicity.**

- **It is important that applications to discharge conditions are accompanied by sufficient information to enable this Authority and its consultees to fully consider and determine the proposals. Whilst officers will endeavour to negotiate solutions, failure to provide a comprehensive submission may result in delay and refusal of the application.**

- **If you commence work without discharging conditions you are at risk of enforcement action and invalidating your permission if the planning condition is a pre commencement condition.**

Where the application has been publicised by notice(s) in the vicinity of the site. It is respectfully requested that the notice(s) now be removed and responsibly disposed of to avoid harm to the appearance of the area

Appeals to the Secretary of State

- **If you are aggrieved by the decision of your Local Planning Authority to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.**
- **If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your Local Planning Authority's decision on your application, then you must do so within:**

  i) 28 days of the date of service of the enforcement notice, or
  ii) within the specified period, starting on the date of this notice,

  whichever period expires earlier.

- **If you want to appeal against your Local Planning Authority's decision then you must do so within the specified period, starting on the date of this notice.**

- **The "specified period" is 12 weeks where the development relates to a "minor commercial application" as defined within the Town and Country Planning (Development Management Procedure) Order 2010 (as amended), or 6 months in any other case.**

- **Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at https://www.gov.uk/appeal-planning-decision. Further information on the Planning Appeal process can be found online at the Planning Inspectorates website https://www.gov.uk/government/organisations/planning-inspectorate.**
- **You must use the correct Planning Appeal Form when making your appeal. If requesting forms from the Planning Inspectorate, please state the type of application that the appeal relates to so they can send you the appeal form you require.**
- **The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.**
- **The Secretary of State need not consider an appeal if it seems to him that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.**
- **In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by him.**

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

Purchase Notices

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

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

An important part of improving our service is to review your feedback on the way that we have dealt with your planning application(s). Please take a couple of minutes to email your comments to dc.admin@kirklees.gov.uk so that we can work on continually improving our customer service. Thank you.

Dated: **28-Oct-2026**

Signed: 

David Shepherd
Executive Director for Place

Decision Documents

The decision notice indicates which documents relate to the decision. These documents can be viewed online at the Planning Services website at www.kirklees.gov.uk/planning, and by clicking on the 'search planning applications and decisions' and by searching for application number 2025/62/90956/E.

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

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

E-mail: **dc.admin@kirklees.gov.uk**

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