

KIRKLEES METROPOLITAN COUNCIL INVESTMENT & REGENERATION SERVICE

DEVELOPMENT MANAGEMENT

Town and Country Planning Act 1990 (as amended)

DELEGATED DECISION TO DETERMINE APPLICATIONS FOR CONSENT, AGREEMENT OR APPROVAL REQUIRED BY CONDITION

Reference No:	2025/44/90972/W
Site Address:	Holmfirth High School, Heys Road, Thongsbridge, Holmfirth, HD9 7SE
Description:	Discharge of details reserved by conditions 5 (community use agreement) and 6 (noise management plan) on previous permission 2020/90640 for formation of artificial grass pitch with associated features, including eight 15m high floodlights, fencing up to 4.5m, pedestrian circulation and access route, vehicular maintenance and emergency access with Springwood Road, erection of store, grass mounds, retaining structures and landscaping works
Recommending Officer:	Louise Bearcroft

DECISION – Discharge of Condition – Approve

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.

Nick Hirst

AUTHORISED OFFICER

Date: 15-Oct-2025

Officer Report

Application: 2025/90972

Site: Holmfirth High School, Heys Road, Thongsbridge, Holmfirth, HD9 7SE

Proposal: Discharge of details reserved by conditions 5 (community use agreement) and 6 (noise management plan) on previous permission 2020/90640 for formation of artificial grass pitch with associated features, including eight 15m high floodlights, fencing up to 4.5m, pedestrian circulation and access route, vehicular maintenance and emergency access with Springwood Road, erection of store, grass mounds, retaining structures and landscaping works.

Condition 5: Community Use Agreement

5. Prior to the use of the approved artificial grass pitch, a community use agreement prepared in consultation with Sport England has been submitted to and approved in writing by the Local Planning Authority, and a copy of the completed approved agreement has been provided to the Local Planning Authority. The agreement shall apply to the artificial grass pitch, grass playing pitches and ancillary changing accommodation and include details of pricing policy, hours of use, access by non-educational establishment users, management responsibilities and a mechanism for review. The development shall not be used otherwise than in strict compliance with the approved agreement.

Reason: *To secure well managed safe community access to the sports facility/facilities, to ensure sufficient benefit to the development of sport and to accord with Kirklees Local Plan Policy LP50 and National Planning Policy Framework Chapter 8.*

Documents Submitted

- 3G Pitch Community Use Agreement (dated 12/06/2025 (revised))

Consultation Responses

Sport England, Summary of Comments dated 29/04/2025

Sport England notes that the community use agreement has followed Sport England's model template and as such contains the relevant areas that we would expect such a document to cover. Having reviewed the document, Sport England would make the following comments:

- *Page 1: Reference is made to being a draft document – this should be a final copy.*
- *Page 2: The documents includes insertions in brackets. The appropriate information has not been inserted.*
- *Page 3: As above.*

- *Page 9: There is no plan attached to the document.*
- *Page 10: The RFU have commented on the variation in opening times across the week and seasons may restrict the sustainability of the facility due to restricted capacity. The applicant should clarify if there is intended to be a variation, or whether this is a typing error in the draft.*
- *Page 14: It has not been signed.*

Conclusion

In light of the above, Sport England would advise that condition 9 is not discharged. The submitted document makes reference to being a draft agreement. As such, the applicant can amend the draft and address the bulleted points when they submit the final copy of the document to the Local Planning Authority.

Summary of Comments dated 29/07/2025

In Sport England's April 2025 representation, we raised a number of matters that the previous version of the CUA needed to address. Sport England notes that almost all of them have been addressed. Sport England also notes that the amended CUA has addressed the previous comments raised by the RFU, as set out in their comments above. Sport England did previously advise that the CUA should be signed. The most recent copy is unsigned and this is now the only outstanding matter.

Conclusion

In light of the above, on the basis that the Local Planning Authority can obtain a signed copy of the CUA, Sport England would advise that condition 9 can be discharged.

Assessment

An amended Community Use Agreement was received, dated 12/06/2025, to overcome the initial concerns raised by officers and Sport England (see their comments above).

The document sets out that Holmfirth High School agree to make the 3G artificial sports pitch available for community use, as required by condition 5. The school will work in partnership with Pennine Sports to provide a range of opportunities and pathways for the community.

Schedule 1 of the agreement outlines the outdoor sports area and facilities to be made available for Community Use. Sport England in their revised consultation dated 29/07/2025 have outlined that the Rugby Football Union (RFU) are satisfied that their previous comments have been address, in that the times available for community use are consistent, instead of a variation in opening times across the week and seasons which may have restricted the sustainability of the facility due to capacity. These hours of access/use are set

out within Schedule 2 of the agreement and have been split into winter and summer opening hours.

Details of pricing, booking arrangements and parking arrangements can also be found in Schedule 2. The revised schedule makes clear the pricing shall be benchmarked with facilities in the Kirklees District, a matter previously raised by K.C Kirklees Public Health.

With regards to the management of the pitch, this will include representatives from the school and Pennine School Partnership. Any costs related to its maintenance will be covered by the income from such use as set out within paragraph 8.1 of the agreement.

As set out within paragraph 9.1, an annual report will also be produced to detail all usage, bookings, maintenance and financial matters relating to the Community Use of the Sports Facilities to assist with the development and improvement of the community access. The agreement sets out that the school should implement all reasonable recommendations as soon as possible, however, should there be any significant changes required to the agreement, prior written approval of each of the parties to this agreement shall be required.

The original version of the agreement was unsigned and included the council as required signatories. Given there are no covenants on the council, and the council are not a landowner in this case, these signatures were not required, and the updated agreement has been signed by the applicant. Sport England note a signed copy must be acquired; this has been submitted however the signatures have been redacted for the website.

In conclusion, the agreement is considered acceptable, as it satisfactorily addresses the requirements of condition 5. The condition has the following ongoing requirement, a note of which is recommended to be included on the decision notice:

The development shall not be used otherwise than in strict compliance with the approved agreement.

Condition 6: Noise Management Plan

Condition Wording

6. Prior to the use of the approved artificial grass pitch, a robust noise management plan shall be submitted to and approved in writing by the Local Planning Authority. The report shall:

- outline how the pitch and clubs using the facilities are to be managed*
- include policies for dealing with and managing excessive noise and anti-social behaviour.*

The approved scheme shall then be implemented before use and retained thereafter to ensure that the proposed use does not give rise to

the loss of amenity to nearby residential properties, by reason of noise or disturbance due to anti-social behaviour.

Reason: *To ensure that the proposed use does not give rise to the loss of amenity to nearby residential properties, by reason of noise or disturbance at unsociable hours, to accord with the Kirklees Local Plan Policies LP24 and LP52 as well as the National Planning Policy Framework Chapters 12 and 15.*

Document Submitted

- Noise Management Plan (dated 05/04/2025, unreferenced)

Consultation Responses

K.C Environmental Heath

The applicant has submitted a Noise Management Plan dated 05 April 2025 which identifies the potential sources of noise and outlines the mitigation measures required to minimise the potential noise impact to neighbouring properties during all operational times of the AGP. It states the plan is a live document which may be revised during the operational stages to create an acceptable balance between the requirements for a successful sports facility and the protection of residents' amenity. The submitted information is accepted.

Recommendations:

This is a compliance condition and therefore must remain for the duration of the permission

Assessment

KC Environmental Health have confirmed that the submitted Noise Management Plan adequately identifies potential noise sources which include the play equipment, voices during the sporting activity and sounds created when visitors arrive and leave the facility. The nearest noise sensitive receptors to the pitch would be neighbouring residential dwellings.

The plan sets out mitigation measures required to minimise the potential noise impact to neighbouring properties during all operational times of the artificial grass pitch. A noise monitoring supervisor will also be appointed to regularly monitor the activities, along with other measures set out within the Schools Noise Policy. Should an incident occur, noise complaints regarding the pitch can be made by emailing or visiting in person Holmfirth Community Sports Facility.

The plan will also be a live document which can be revised during the operational stages to create an acceptable balance between the requirements for a successful sports facility and the protection of residential amenity.

For these reasons, officers are satisfied with the details provided and may be approved, although the condition has the following ongoing requirement, a note of which is recommended to be included on the decision notice:

The approved scheme shall then be implemented before use and retained thereafter to ensure that the proposed use does not give rise to the loss of amenity to nearby residential properties, by reason of noise or disturbance due to anti-social behaviour.

Recommendation: Approve details

Dated: 15/10/2025

Recommended Decision notice text

Condition 5: Community Use Agreement

Pursuant to condition 5 you have submitted:

- 3G Pitch Community Use Agreement (dated 12/06/2025 (revised))

The details set out within the above agreement are considered acceptable for the initial requirement of condition 5 and are hereby approved. However, you are reminded that condition 5 has the following ongoing requirement, to ensure compliance with the condition:

The development shall not be used otherwise than in strict compliance with the approved agreement.

Condition 6: Noise Management Plan

Pursuant to condition 6 you have submitted:

- Noise Management Plan (dated 05/04/2025, unreferenced)

The submitted plan has been considered acceptable, as it adequately addresses the requirements of condition 6. However, you are reminded that condition 6 has the following ongoing requirement, to ensure compliance with the condition:

The approved scheme shall then be implemented before use and retained thereafter to ensure that the proposed use does not give rise to the loss of amenity to nearby residential properties, by reason of noise or disturbance due to anti-social behaviour.