

**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:	<b>2025/62/91090/E</b>
Site Address:	The Cask And Spindle, 112, Abbey Road, Shepley, Huddersfield, HD8 8EL
Description:	Erection of single storey extension, formation of external beer garden, external building alterations and associated works
Recommending Officer:	Nicole Helliwell

**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: 1-OCT-2025**

## **Officer Report**

**Reference No.** 2025/62/91090/E

**Site Address:** The Cask And Spindle, 112, Abbey Road, Shepley, Huddersfield, HD8 8EL

**Proposal:** Erection of single storey extension, formation of external beer garden, external building alterations and associated works

## **Site Description**

The application relates to the Cask And Spindle, a public house situated off Abbey Road in Shepley, Huddersfield. The site is allocated as Green Belt within the Kirklees Local Plan and is set on a gradient which falls from the south to the north. The building is faced in stone and incorporates a dual-pitched roof finished in slate. The wider area comprises predominately residential properties of similar materials and architectural styles. The site is not within a conservation area, nor are there any listed buildings, or Public Rights of Way (PROW) within close proximity.

## **Description of Proposal**

The application seeks planning permission for the erection of a single storey extension, formation of external beer garden, external building alterations and associated works. The details of the proposal are summarised below:

- Single storey extension (projection approx. 8m, maximum height approx. 5.55m and eaves height approx. 3.8m)
- Formation of beer gardens
- New ground floor window installed within the south-eastern elevation
- Alterations to fenestration within the north-eastern elevation of the building
- Installation of raised planter and rope boundary treatment

## **Relevant Planning History**

- **2020/90668:** Formation of external terrace with glass balustrade and timber trellis, formation of new extract cowl, internal alterations and landscape works. [Planning application details | Kirklees Council](#) – Conditional Full Permission
- **98/92396:** Erection of various illuminated and non-illuminated signs. [Planning application details | Kirklees Council](#) – Advertisement Consent Granted

- **86/02603:** Layout of car parking places, revised access, revised planting areas & 6 No. lighting standards. [Planning application details | Kirklees Council](#) – Granted Conditionally
- **86/02602:** Erection of illuminated signs. [Planning application details | Kirklees Council](#) – Consent Granted

## **Representations**

The application was publicised by site notice, which expired on 28<sup>th</sup> July 2025. As a result of the above publicity, no representations have been received.

## **Consultation Responses**

The following is a brief summary of Consultee advice (more details are contained in the 'Assessment' section of the report, where appropriate):

[KC Ecology](#) – Preliminary Ecological Appraisal (with a Preliminary Bat Roost Assessment) is required pre-determination.

[KC Environmental Health](#) – No objection subject to recommended conditions

[KC Highways Development Management](#) – No objection

## **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 27<sup>th</sup> February 2019).

The site is located within the designated Green Belt on the Kirklees Local Plan Proposals Map. The most relevant policies for consideration in this case are:

### **Kirklees Local Plan Policies**

- **LP 1** - Achieving Sustainable Development
- **LP 2** - Place shaping
- **LP 21** - Highways and Access
- **LP 22** - Parking
- **LP 24** - Design
- **LP 30** - Biodiversity and Geodiversity
- **LP 48** - Community Facilities and Services

- **LP 52** - Protection and Improvement of Environmental Quality
- **LP 53** - Contaminated and Unstable Land
- **LP 57** - The Extension, Alteration or Replacement of Existing Buildings

**In this case, the following SPDs are applicable:**

- Highways Design Guide SPD (adopted 4th November 2019)
- Biodiversity Net Gain Technical Advice Note (adopted 29th June 2021)

**National Policies and Guidance:**

National planning policy and guidance is set out in National Policy Statements, primarily the National Planning Policy Framework (NPPF) published December 2024, 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 2** - Achieving Sustainable Development
- **Chapter 12** - Achieving Well-Designed Places
- **Chapter 13** - Protecting Green Belt Land
- **Chapter 14** - Meeting the Challenge of Climate, Flooding and Coastal Change
- **Chapter 15** - Conserving and Enhancing the Natural Environment

**Assessment**

**1. Principle of development**

**Impact on Green Belt**

The application site is located on land allocated as Green Belt on the Kirklees Local Plan (KLP). As such, the proposal will be assessed having regard to KLP Policy LP57 and Chapter 13 of the NPPF. The National Planning Policy Framework and the Kirklees Local Plan both support limited extensions to buildings within the Green Belt. For extensions within the Green Belt to be considered acceptable, it is essential that they should not impact on the open character of the Green Belt nor be discordant in themselves or in relation to the host property.

Paragraphs 153 and 154 of the National Planning Policy Framework states that certain forms of development are exceptions to 'inappropriate development'. One of these is the extension or alteration of a building, provided that it does not result in disproportionate additions over and above the size of the original building.

The application relates to a public house located on Green Belt land off Abbey Road. In respect of the openness of the Green Belt, openness has been established to have both a visual and spatial aspect. The proposal would introduce additional built development within the Green Belt which would have some effect on the character and openness.

It is important to begin by understanding what constitutes the “original building”. The glossary within the National Planning Policy Framework defines “original building” as: “A building as it existed on 1 July 1948 or, if constructed after 1 July 1948, as it was built originally.

Original Building in 1948:

- Original Public House - 377m<sup>2</sup>

Total Floor Space: 377m<sup>2</sup>

Existing Extensions to remain:

- Existing Single Storey Extensions – 192m<sup>2</sup>

Total Floor Space: 192m<sup>2</sup>

Proposed Extensions:

- Single-Storey Rear Extension - 105m<sup>2</sup>

Total Floor Space : 105m<sup>2</sup>

The proposed single-storey extension cumulatively with the existing enlargements would equate to a percentage increase in floor space by approximately 79% over the original house. Whilst it is acknowledged that this is a large increase, it is also noted that there is no formal definition of disproportionate additions and each application must be assessed on its own merits. Previous case law has demonstrated that the assessment of disproportionate additions cannot be made purely in a mathematical way by reference to size when measured in floor space, volume or mass, but that appearance and visual impact are an important part of a proper evaluation. In this instance, weight is given to the effect of the proposal on the openness of the Green Belt and on the character and appearance of the area. The proposed development would be a subservient addition and would have an acceptable scale relative to the original build. Due to its siting, it is considered that the proposal would not have any detrimental impact on the character or openness of the green belt. On this basis, it is considered that the proposed

development would preserve openness and would constitute appropriate development in the Green Belt in accordance with Policy LP57 of the Kirklees Local Plan and the guidance contained within Chapter 13 of the NPPF.

## **1. Impact on Visual Amenity**

Policy LP24 of the Kirklees Local Plan states that proposals should promote good design by ensuring the form, scale, layout, and details of all development respects and enhances the character of the townscape, extensions are subservient to the original building, are in keeping with the existing buildings in terms of scale, materials and details.

The NPPF offers guidance relating to design in Chapter 12 (achieving well designed places) whereby Paragraph 131 provides a principal consideration concerning design which states: *“The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.”*

### Single Storey Extension

The proposed single storey extension would project approximately 8m from the rear elevation of the existing building. The enlargement would be faced in Yorkshire stone slip cladding for the external walls and would incorporate a hipped roof finished in grey slate to match the appearance of the original build. Whilst the extension would have a large projection, it would be single storey in height and would be a subservient addition. Furthermore, due to its siting, the proposed development would have limited visibility from public vantage points and is not considered to have a significant visual impact on the character and appearance of the host property and surrounding area.

### Beer Gardens with Raised Planter and Rope Boundary Treatment

Two external seating areas are proposed as part of the application north of the public house. The beer gardens would be enclosed by a raised planter with rope boundary treatment. The submitted plans confirm that the planters would measure approx. 1.2m in height and would have a cumulative height of 3m with the rope/posts. Although the proposal would be visible from vantage points along Abbey Road, it would be appropriate to the context of the site and would not give rise to any visual amenity harm.

### Alterations to Fenestration

The submitted plans confirm that a new ground floor window would be installed within the south-eastern elevation of the building and alterations would be made to the fenestration within the north-eastern elevation of the building. Given that the fenestration proposed would be of an appropriate design and scale, the proposal is not considered to have any significant visual impact on the character and appearance of the surrounding area.

Having taken the above into account, the proposed development would not cause any significant harm to the visual amenity of either the host building or the wider street scene, complying with Policy LP24 of the Kirklees Local Plan and the aims of Chapter 12 of the National Planning Policy Framework.

## **2. Impact on Residential Amenity**

Consideration in relation to the impact on the residential amenity of neighbouring occupants shall now be outlined, taking into account Policy LP24 c), which sets out that proposals should promote good design by, amongst other things, extensions minimising impact on residential amenity of future and neighbouring occupiers.

### Impact on 110 Abbey Road

110 Abbey Road is a residential property located to the north-east and occupies a position on lower ground relative to the application site. It is considered that the neighbouring occupants would not experience any undue harm to their residential amenity as a result of the proposed development given the indirect relationship and that a separation distance of approx. 18.2m would be retained between the neighbouring property and the proposed beer garden.

### Impact on 6 Station Lane

6 Station Lane is a two-storey detached property located to the west of the application site. The proposed single storey extension would occupy a position approximately 1.9m from the common boundary shared with no.6. However, given the difference in ground levels, the height of the existing boundary treatment and that the enlargement would be single storey in height, it is considered that the proposed development would not cause any additional harm to the neighbouring occupants with regards to overbearing, overshadowing or overlooking impact

In addition, KC Environmental Health have reviewed the application. Officers confirmed that the beer gardens have the potential to cause noise which could detrimentally affect the amenity of the surrounding residential properties.

Therefore, conditions will be necessary restricting the hours of use and requiring a Noise Management Plan. This is in line with previous permissions at the site, most notably 2020/90668.

Having considered the above factors, subject to the imposition of the recommended conditions, the proposed works are not considered to result in any adverse impact upon the residential amenity of any surrounding neighbouring occupants, complying with Policy LP24 of the Kirklees Local Plan (b) in terms of the amenities of neighbouring properties and Paragraph 135(f) of the National Planning Policy Framework.

### **3. Impact on Highway Safety**

Local Plan Policies LP21 and LP22 of the Kirklees Local Plan are relevant and seek to ensure that proposals do not have a detrimental impact on highway safety and provide sufficient parking. Furthermore, Paragraph 116 of the NPPF states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

This application seeks approval for the erection of a single storey extension, formation of external beer garden, external building alterations and associated works at The Cask and Spindle. The public house is located on the corner of the A629 Abbey Road and Station Road, on the northern edge of Shepley. The pub car park is located north of the building and is accessed via Abbey Road.

Application number 2020/90668 for the formation of external terrace with glass balustrade and timber trellis, formation of new extract cowl, internal alterations and landscape works was approved in October 2020 but not implemented. This proposal shows the existing access retained and 29 off-street parking spaces. This proposal is like the 2020 approval with the existing access retained but with 26 off-street parking spaces a reduction of just 3 compared to the previously approved scheme.

The proposed extension will contain an indoor golf centre (X-GOLF UK) with a state-of-the-art golf simulator. Given this proposal is like the 2020 approval with a reduction in off-street parking of just 3 spaces KC Highways Development Management would find it difficult to justify a refusal of these proposals.

Officers initially noted that the application provided insufficient information. However, the agent for the application has since confirmed that the proposed extension would contain two golf bays. Each bay would have a maximum of 4

players at one time (the Business plan is working on 2 players per bay) and players would pay per hour. KC Highways DM have since confirmed that they have no further objection to the application.

Therefore, it is considered that the proposal would not cause detrimental harm to the safe and efficient operation of the highway network, in accordance with Policies LP21 and LP22 of the Kirklees Local Plan, guidance within the Council's Highways Design Guide SPD, and Chapter 9 of the National Planning Policy Framework.

#### **4. Other Matters**

##### 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. National Planning Policy includes a requirement to promote carbon reduction and enhance resilience to climate change through the planning system and these principles have been incorporated into the formulation of Local Plan policies. The Local Plan pre-dates 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.

In this case, due to the nature of the proposal is not considered reasonable to require the applicant to put forward any specific resilience measures.

##### Contaminated Land

The site sits within 250m of a former landfill and is adjacent to potentially contaminated land (our map ref 142/16). As such, a condition is recommended for any unexpected contamination encountered during any groundworks.

##### Noise

In KC Environmental Health's comments dated 29<sup>th</sup> July 2025, officers expressed concern about the use of the outdoor seating area being used until midnight, in particular from raised voices/laughter. The applicant has submitted an updated Noise Impact Assessment authored by ENS (dated 20<sup>th</sup> June 2025, reference no. NIA/12117/25/12378/v2/Cask & Spindle, Shepley) which models the noise until 2200hrs. There is some discrepancy with the

labelling of noise sensitive receptors in each report but the outcome is similar. The supporting information from the applicant gives assurances that measures be put in place voluntarily should the use until 2200hrs be a problem and this is accepted.

### Noise Management Plan

KC Environmental Health have recommended a condition for the submission of a Noise Management Plan, detailing the measures to be taken to cover the site as a whole in order to protect the amenity of neighbouring properties.

### Construction Noise

Construction noise can give rise to loss of amenity to neighbouring noise sensitive receptors, therefore, it is considered necessary for a footnote to be imposed restricting the times when noisy construction activities will be permitted.

### Biodiversity Net Gain

The application form states that the development would fall under the de minimis exemption and would be exempt from providing Biodiversity Net Gain. At this stage, Officers are only able to assess this on the basis of submitted information. Should the proposal be considered not exempt by reason of not being this or other relevant categories for the scale of the approval of the LPA, would be required to ensure on-site BNGs would last for at least 30 years to meet the requirements of this legislation. Therefore, it is considered the proposal would be in accordance with Policy LP30 and LP33 of the Kirklees Local Plan, Principle 9 of the Housebuilders Design Guide SPD and Chapter 15 of the NPPF.

### Ecology

KC Ecology were formally consulted on the proposed scheme and did initially request a Preliminary Ecological Appraisal (with a Preliminary Bat Roost Assessment) to be submitted pre-determination. However, the submitted Ecological Walkover Survey Statement confirms that the external walls of the existing structure are well maintained with no cracks or crevices that would enable bats to enter or exit. The report concludes that bats would not be affected as a protected species as a result of the proposed development. If any bat activity was observed arising from a potential bat roost within the building during construction, all activity would cease and appropriate advice would be sought from a qualified Ecologist. Therefore, given the above, in this instance, it is considered that a Preliminary Ecological Appraisal (with a Preliminary Bat Roost Assessment) is no longer necessary.

There are no other matters relevant to the determination of this application.

## **5. Representations**

No representations were received following the statutory publicity.

## **6. History of negotiations/amendments received**

Amendments were received during the course of the application. A revised Noise Impact Assessment was submitted to extend the hours of use until 10pm. KC Environmental Health have since reviewed this information and accept the hours of use contained within this report.

## **7. Conclusion**

This application for the erection of a single storey extension, formation of external beer garden, external building alterations and associated works at The Cask And Spindle has been assessed against relevant policies in the development plan as listed in the policy section of the report, the National Planning Policy Framework and other material considerations. Given the acceptable design and lack of harm in terms of visual and residential amenity, the proposed development is considered to be acceptable.

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:            Approve**

### **Decision Authorisation - Delegated Powers**

**Application Number:** 2025/91090

**Officer Recommendation:** Approve

### **Conditions and Reasons**

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, LP21, LP22, LP24, LP48, LP52, LP53 and LP57 of the Kirklees Local Plan, the guidance within the Council's Highways Design Guide SPD and the aims of the National Planning Policy Framework.

3. The single storey extension hereby approved shall be faced in Yorkshire Stone Slip Cladding for the external walls and grey slate for the roof. The

materials of construction shall thereafter be retained for the lifetime of the development.

**Reason:** In the interests of visual amenity and to accord with Policy LP24 of the Kirklees Local Plan, and the aims of Chapter 12 of the National Planning Policy Framework.

4. The alterations hereby approved shall in all respects match those used in the construction of the existing building and retained thereafter.

**Reason:** In the interests of visual amenity and to accord with Policy LP24 of the Kirklees Local Plan, and the aims of Chapter 12 of the National Planning Policy Framework.

5. The external beer garden shall not be used outside the hours of 1200hrs and 2200hrs daily.

**Reason:** To ensure that the proposed use(s) 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 aims of Policies LP24 and LP52 of the Kirklees Local Plan and Chapters 12 and 15 of the National Planning Policy Framework.

6. Before the development is brought into use, a Noise Management Plan shall be submitted to and approved in writing, by the Local Planning Authority. The plan shall detail the measures that will be taken to effectively control noise arising at the premises from all likely noise sources so that it does not have an adverse impact on nearby residents. The plan shall include a scheme to deal with noise from, but not limited to:

- music and/or other amplified sound at the premises
- loud voices from customers at the premises including those at outside areas (inc. smoking shelters) and those leaving the premises
- disposal of glass bottles
- outdoor equipment such as chillers, and air conditioning plant
- deliveries of supplies to the premises and removal for waste from the premises

The approved Noise Management Plan shall be fully implemented before use commences and operated in accordance with the approved plan thereafter.

**Reason:** This pre-commencement condition is necessary to ensure the proposed development does not cause harmful noise pollution within neighbouring noise sensitive locations, in the interest of amenity, to comply with the aims and objectives of Policies LP24 and LP52 of the Kirklees Local Plan and Chapters 12 and 15 of the National Planning Policy Framework.

7. If contamination, the presence of coal and/or evidence of coal workings not previously identified by the developer prior to the grant of this planning permission is encountered during the development, all works in the affected area (except for site investigation works) shall cease immediately and the Local Planning Authority shall be notified in writing within 2 working days. Works in the affected area shall not recommence until either (a) a Remediation Strategy by a suitably competent person 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 Verification Report shall be submitted to the Local Planning Authority. No part of the site shall be brought into use until such time as that part of the site has been remediated in accordance with the approved Remediation Strategy and a Verification Report in respect of those works has been approved in writing by the Local Planning Authority.

**Reason:** To ensure the safe occupation of the site in accordance with Policy LP53 of the Kirklees Local Plan and Paragraph nos. 196 and 197 of the National Planning Policy Framework.

**NOTE:** Please note that any advertisements would require a separate planning permission from the Council and would need to be submitted as a new planning application

**NOTE:** All contamination reports shall be prepared by a suitably competent person, as defined in Annex 2 of the National Planning Policy Framework. 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:** The granting of planning permission does not override any private legal rights or consents that may be required. It is the responsibility of the applicant / developer to ensure that all appropriate consents are in place prior to any development commencing; during the period of construction existing access for neighbouring properties is maintained; and no damage is caused to the access driveway or surrounding properties.

**NOTE:** 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:** To minimise noise disturbance at nearby premises it is generally recommended that activities relating to the erection, construction, alteration, repair or maintenance of buildings, structures or roads shall not take place outside the hours of:

- 07.30 and 18.30 hours, Mondays to Fridays
- 08.00 and 13.00hours, Saturdays
- With no working Sundays or Public Holidays

In some cases, different site-specific hours of operation may be appropriate. Under the Control of Pollution Act 1974, Section 60 Kirklees Environment and Transportation Services can control noise from construction sites by serving a notice. This notice can specify the hours during which the works may be carried out.

**Plans and specifications schedule: -**

<b>Plan Type</b>	<b>Reference</b>	<b>Revision</b>	<b>Date Received</b>
Location Plan	HS271224CG-LP01	-	17/04/2025
Existing Layout	HS271224CG-P01	-	17/04/2025
Existing Site Plan	5070-01-02	A	17/04/2025

<b>Plan Type</b>	<b>Reference</b>	<b>Revision</b>	<b>Date Received</b>
Existing Site Context Plan	HS271224CG-LP02	-	17/04/2025
Proposed Layout	HS271224CG-P02	-	17/04/2025
Proposed Site Context Plan	HS271224CG-LP03	-	17/04/2025
Plan_ Roof	02	-	17/04/2025
Elevation_ Existing South-East (Front)	03		17/04/2025
Elevation_ Proposed South-East (Front)	04	-	17/04/2025
Elevation_ Existing North-East (Right Side)	05	-	17/04/2025
Elevation_ Proposed North-East (Right Side)	06	-	17/04/2025
Elevation_ Existing North-West (Rear)	07	-	17/04/2025
Elevation_ Proposed North-West (Rear)	08	-	17/04/2025
Elevation_ Existing South-West (Left Side)	09	-	17/04/2025
Elevation_ Proposed South-West (Left Side)	10	-	17/04/2025
3D Projections_ East Facing	11	-	17/04/2025
3D Projections_ North Facing	12	-	17/04/2025
3D Projections_ West Facing	13	-	17/04/2025
Ecology Walkover Survey Statement	-	-	27/06/2025
Noise Impact Assessment	NIA/12117/25/12378/v2/Cask & Spindle, Shepley	Second	27/06/2025
Planning Statement	-	-	17/04/2025
Climate Change Statement	-	-	17/04/2025

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 Planning 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. Amendments were received during the course of the application. A revised Noise Impact Assessment was submitted to extend the hours of use until 10pm. KC Environmental Health have since reviewed this information and accept the extended hours of use.

**Report Dated: 25/09/2025**