

**KIRKLEES METROPOLITAN COUNCIL
INVESTMENT & REGENERATION SERVICE**

DEVELOPMENT MANAGEMENT

**Town and Country Planning (General Permitted Development) (England)
Order 2015 - Schedule 2, Part 3, Changes of Use**

**DELEGATED DECISION FOR DISCHARGE OF CONDITION -
NOTIFICATION OF A CHANGE OF USE UNDER THE ABOVE
PROVISIONS**

Reference no. 2025/CL/91404/W

**Site Address Holt Farm, 35, Holt Lane,
Holmfirth, HD9 3BW**

**Description Prior notification for change of
use of agricultural building to 2
dwellinghouses and associated
building works or operations**

Recommending Officer Danielle Cooper

DECISION – DETAILS APPROVED

**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.**

West Team

AUTHORISED OFFICER

Date: 09-Jul-2025

Officer Report - 2025/91404

Site Description

Description of Proposal

The proposal seeks change of use of the existing agricultural building to 2 dwellinghouses and operations reasonably necessary to convert the building to residential use under The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), Schedule 2, Part 3, Class Q.

The proposed drawings demonstrate that each dwelling would comprise 3 bedrooms with mezzanine first floors. Unit 1 would have an internal floor area measuring 215.5 sqm and unit 2 would have an internal floor area measuring 249.2 sqm.

The conversion works would include the following:

- Existing portal frames to be retained
- Existing Yorkshire boarding to be retained and infilled from behind with matching timber to create rainscreen cladding.
- Existing fibre cement roofing to be made good as necessary and lined internally to living spaces.
- Concrete slab to be retained and infilled as required.
- New glazed screens with folding / sliding opening elements to be installed into existing door openings.
- New glazed windows are to be installed
- Existing concrete blockwork / precast panels to be decorated with masonry paint.
- New party wall to be built between dwellings and new timber studwork internal walls to be built off existing structure.
- New timber mezzanine floor and associated stairs to be installed.

The proposal also includes the demolition of the lean-to timber shed storage structures.

Both dwellings are proposed to have two allocated parking spaces and outdoor amenity spaces. The existing concrete yard is proposed to be retained to provide a vehicle turning area.

History of Negotiations/Amendments Received

Following the receipt of consultation responses from the Kirklees Council (KC) Highways Development Management Team, the agent submitted an amended red line boundary which was extended to the adopted highway.

Relevant Planning History

2002/92391 – Agricultural notification for the prior approval of details for erection of storage shed for straw and equipment – Approved 2002.

Procedural Matters

The Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2013 and the subsequent Town and Country planning (General Permitted Development) (Amendment and Consequential provisions) (England) order 2014 have been consolidated in the Town and Country Planning (General Permitted Development (England) Order 2015. This latest order introduced new classes of permitted development as well as retaining existing ones.

Proposals falling within these new classes are now permitted development subject to the developer applying to the Local Planning Authority for a determination as to whether Prior Approval of the authority will be required. The subject matter that requires the Local Planning Authority's Prior Approval is dependent upon the Class.

In the case of Class Q, the following issues must be considered: -

- (a) transport and highways impacts of the development,
- (b) noise impacts of the development,
- (c) contamination risks on the site,
- (d) flooding risks on the site,
- (e) whether the location or siting of the building makes it otherwise impractical or undesirable for the building to change from agricultural use to a use falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes Order, and
- (f) the design or external appearance of the building,
- (g) The NPPF in as far as it is relevant to the subject of the Prior Approval.
(All Classes listed above).

To establish whether prior approval of the Local Planning Authority will be required, the Local Planning Authority must: -

(a) take into account any representations made to them as a result of any consultation under sub-paragraphs (5) or (6) and any notice given under sub-paragraph (8);

(b) have regard to the National Planning Policy Framework issued by the Department for Communities and Local Government in July 2018(a), so far as relevant to the subject matter of the prior approval, as if the application were a planning application; and

(c) in relation to the contamination risks on the site—

(i) determine whether, as a result of the proposed change of use, taking into account any proposed mitigation, the site will be contaminated land as described in Part 2A of the Environmental Protection Act 1990(b), and in doing so have regard to the Contaminated Land Statutory Guidance issued by the Secretary of State for the Environment, Food and Rural Affairs in April 2012(c), and (ii) if they determine that the site will be contaminated land, refuse to give

prior approval. Schedule 2, Part 3 para W(3) establishes that the Local Planning Authority may refuse an application where, in the opinion of the authority the proposed development does not comply with, or the developer has provided insufficient information to enable the authority to establish whether the proposed development complies with any conditions, limitations or restrictions specified in Part 3 as being applicable to the development in question. Consultation and publicity is not required if the Local Planning Authority determine that the application should be refused on the above grounds.

What works are permitted under the Class Q permitted development right for change of use from an agricultural building to residential use?

The right allows either the change of use (a), or the change of use together with reasonably necessary building operations (b). Building works are allowed under the right permitting agricultural buildings to change to residential use: Class Q of Part 3 of Schedule 2 to the Town and Country Planning (General Permitted Development) (England) (as amended) Order 2015, as amended.

However, the right assumes that the agricultural building is capable of functioning as a dwelling. The right permits building operations which are reasonably necessary to convert the building, which may include those which would affect the external appearance of the building and would otherwise require planning permission. This includes the installation or replacement of windows, doors, roofs, exterior walls, water, drainage, electricity, gas or other services to the extent reasonably necessary for the building to function as a dwelling house; and partial demolition to the extent reasonably necessary to carry out these building operations. It is not the intention of the permitted development right to allow rebuilding work which would go beyond what is reasonably necessary for the conversion of the building to residential use. Therefore, it is only where the existing building is already suitable for conversion to residential use that the building would be considered to have the permitted development right.

For the proposals to be considered conversion, the nature and extent of the works need to fall short of a rebuild. None of the proposed works falls outside the operations listed in paragraph Q.1(i) of the GPDO or in the NPPG. However, in *Hibbitt, Green J* held that:

“...the concept of “conversion” is found in the overarching provisions of Class Q (not in Q.1) and it thereby introduces a discrete threshold issue such that if a development does not amount to a “conversion” then it fails at the first hurdle and there is no need to delve into the exceptions in Q.1. It is thus a freestanding requirement that must be met irrespective of anything in Q.1.”

A structural appraisal has been submitted confirming that the main metal portal frames, existing blockwork panels, existing yorkshire boarding walls, fibre cement roof, and floor slabs are structurally sound, with no evidence of cracking, movement or corrosion.

While it is acknowledged that the existing fibre cement roofing will be made good where necessary, and concrete slab will be retained and infilled where necessary, the remainder of the building retains a substantial proportion of its existing materials, including the portal frame, blockwork panels, yorkshire boarding cladding and fibre cement roof.

New materials on the remaining elevations are largely limited to localised areas of infill and making good, including the new party walls, and infilling internally being the existing walls and roof.

These works are considered to be reasonably necessary to carry out the building's operation as dwellinghouses. As such, it is considered that the proposal would fall within the definition of "conversion".

Outlined in Paragraph Q.1 development is not permitted by Class Q if;

- (a) in the case of a site that is part of an established agricultural unit, the site was not part of the established agricultural unit—
 - i) on 24th July 2023, or
 - ii) where the site became part of the established agricultural unit after 24th July 2023, for a period of at least 10 years before the date development under Class Q begins,
- (b) in the case of a site that was part of an established agricultural unit—
 - (i) the site was part of an established agricultural unit on 24th July 2023,
 - (ii) where the site ceased to be part of an established agricultural unit after 24th July 2023, the site has not been part of the established agricultural unit for a period of at least 10 years before the date development under Class Q begins, or
 - (iii) since ceasing to be part of an established agricultural unit, the site has been used for any non-agricultural purpose,

Complies – The site has been solely used as for agricultural purposes and no other use. The Local Authority have no evidence to contradict the applicants claim that since ceasing to be part of an agricultural unit, the site has not been used for any non-agricultural purpose. As such, the proposed scheme complies with (b) (iii).

- (c) the floor space of any dwellinghouse developed under Class Q having a use falling within Class C3 (dwellinghouses) of Schedule 1 to the Use Classes Order exceeds 150 square metres,

- (d) the development under Class Q, together with any previous development under Class Q, within the original limits of an established agricultural unit (see paragraph Q.3(2) of this Part) would result in—
 - (i) the cumulative number of separate dwellinghouses having a use falling within Class C3 (dwellinghouses) of Schedule 1 to the Use Classes Order exceeding 10, or
 - (ii) the cumulative floor space of dwellinghouses having a use falling within Class C3 (dwellinghouses) of Schedule 1 to the Use Classes Order exceeding 1,000 square metres,

Complies – The applicant submits that the transitional arrangements within the amending Order to the GPDO allowed the submission of a prior approval before 21 May 2025 to be considered under the previous permitted development limitations relating to larger dwellinghouse no larger than 465 square metres. The transitional arrangements do not clarify whether a previous prior approval under the previous limitation was required to allow the transitional arrangements to be applicable although it is accepted this may not be the case. However, the responsibility to ensure the development does benefit from a permitted development right rests with the landowner.

- (e) the site is occupied under an agricultural tenancy, unless the express consent of both the landlord and the tenant has been obtained,
- (f) less than 1 year before the date development begins—
 - (i) an agricultural tenancy over the site has been terminated, and
 - (ii) the termination was for the purpose of carrying out development under Class Q, unless both the landlord and the tenant have agreed in writing that the site is no longer required for agricultural use.

Complies – The site is not under an agricultural tenancy, nor has it been in the past year.

- (g) development under Class A(a) or Class B(a) of Part 6 of this Schedule (agricultural buildings and operations) has been carried out on the established agricultural unit during the period which is 10 years before the date development under Class Q begins,

Complies – The original building was extended in 2002, and no further extensions have occurred as can be seen from historic aerial imagery within the last 10 years. As such the proposal complies with criterion (g).

- (h) the development would result in the external dimensions of the building extending beyond the external dimensions of the existing building at any given point, other than—
 - (i) extension of the building allowed by paragraph Q.1(i);
 - (ii) protrusions of up to 0.2 metres to accommodate building operations allowed by paragraph Q.1(j)(i),

Complies – No extensions are proposed to the dwelling. Where infill is proposed, this relates to enclosing any former gaps within the existing building footprint as well as infilling of areas where extensions have been removed and does not increase the existing building envelope.

Therefore criterion Q.1 (j) and (i) are not applicable.

- (k) the site is on article 2(3) land,
- (l) the site is, or forms part of—
 - (i) a site of special scientific interest;
 - (ii) a safety hazard area;
 - (iii) a military explosives storage area,
- (m) the site is, or contains, a scheduled monument,
- (n) the building is a listed building,

Complies – The site does not fall within any of the above.

- (o) the existing building, excluding any proposed extension under Class Q(b) but including any proposed building operations under Class Q(c), would not be capable of complying with the nationally described space standard issued by the Department for Communities and Local Government on 27th March 2015 as read with the notes dated 19th May 2016 which apply to it, or

Complies – The proposed dwellings would be two storey, 3-bedroom 6 person dwellings with a Gross Internal Area of 215.5 sqm and 249.2sqm, which exceeds the 124sqm, exceeding the 102sqm requirement for this dwelling type.

- (p) the building does not have suitable existing access to a public highway.

Complies – The building would utilise an existing access. Its suitability is discussed in the following parts of this report.

Curtilage

The following is the definition of 'curtilage' taken from Part 3 Class X;

“curtilage” means, for the purposes of Class Q, R or S only –

- a) the piece of land, whether enclosed or unenclosed, immediately beside or around the agricultural building, closely associated with and serving the purposes of the agricultural building, or*
- a) an area of land immediately beside or around the agricultural building no larger than the land area occupied by the agricultural building, whichever is the lesser;*

The proposed curtilage, at approximately 318.2sqm is less than the footprint of the existing agricultural building (383.3sqm), and is situated immediately adjacent to it. The proposal therefore complies with curtilage limitations.

Conditions

Conditions for Class Q Development

It is considered that the proposal would be permitted under Class Q.

Where the proposal is development under Class Q(a) together with development under Class Q(b), the proposal is permitted subject to the condition that before beginning the development, the developer must apply to the local planning authority for a determination as to whether the prior approval of the authority will be required as to:

- a) transport and highways impacts of the development,
- a) noise impacts of the development,
- b) contamination risks on the site,
- c) flooding risks on the site,
- d) whether the location or siting of the building makes it otherwise impractical or undesirable for the building to change from agricultural use to a use falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes Order, and
- e) the design or external appearance of the building, and the provisions of paragraph W (prior approval) of this Part apply in relation to that application.

The application for Prior Approval is to be submitted and assessed in accordance with the *'Procedure for applications for prior approval under Part 3'*, as outlined in Section W of Part 3.

Representations

As part of the notification procedure, the Local Planning Authority consulted relevant bodies in accordance with paragraph W and the proposal was advertised on the council's website.

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 Highways DM (Written): The proposal is acceptable to Highways.

KC Environmental Health (Informal comments) – As the site has been in use for agricultural purposes, a Phase 1 Preliminary Risk Assessment and Phase 2 Ground Investigation Report is required to be condition prior to commencement of the development, and where necessary Phase 3 Remediation Strategy is required in due course. Construction hours should be conditioned.

Assessment

The following matters are considered in the assessment below –

- a) Transport and Highways impacts of the development
 - b) Noise Impact of the development and Siting of the building(s)
 - c) Contamination and Flood risk of the site
 - d) The design or external appearance of the building(s)
 - e) Whether the location or siting of the building makes it otherwise impractical or undesirable for the building to change from agricultural use
 - f) Impact on the amenity of future occupiers
 - g) Representations
 - h) Conclusion
- a) Transport and Highways impacts of the development

The proposal would utilise an existing access via an existing track from Holt Lane and is accepted by KC Highways.

Any gates installed should be set back a minimum of 5 metres from the adopted highway and will be conditioned as such.

KC Highways have concluded that the proposal will remove traffic associated with the agricultural use and in terms of vehicular movements it is considered there is unlikely to be any material traffic impact. The potential slight increase in private car movements being offset by the removal of generally larger commercial and agricultural vehicles associated with the current use. As such, there are no concerns to highway safety.

Four car parking spaces (2 per dwelling) together with internal turning are proposed which is considered acceptable. A condition will be implemented to ensure all hardstanding areas are surfaced and drained.

A bin collection/presentation point is proposed adjacent to the entrance and is considered acceptable.

Overall, subject to the recommended conditions, it is considered that the proposal would not adversely impact the highway network.

Matters pertaining to sustainable location are comprehensively addressed in paragraph (e) below.

b) Noise impact of the development

The site is situated in a relatively isolated position but lies adjacent a cluster of residential properties to the south of the application site. As the proposal introduces residential dwellings into an area where properties are predominately residential, it is not considered that the development would result in noise levels significantly above those currently experienced. There are no known sources of noise pollution that would harm the amenity of future residents.

KC Environmental Health has recommended a condition restricting hours of construction, however, no specific harm other than nearby residential receptors, has been identified to justify this, and construction activity is more appropriately managed under separate legislation in these instances. The condition has therefore been attached to the decision as an informative.

c) Contamination and flood risk of the site

The site is within Flood Zone 1 and is not within an area which is identified as having critical drainage problems.

It is noted that paragraph W (c) (ii) allows the Council to refuse an application if they determine that the site will be contaminated land. The definition of contaminated land is described in Part 2A of the Environmental Protection Act 1990(b) this should take into account any proposed mitigation. The site is not identified as within Potentially Contaminated Land, however as the existing use of the site was for agricultural purposes, which may have introduced contamination in the form of chemicals associated with farming, machinery and farm wastes, a Phase 1 Preliminary Risk Assessment and Phase 2 Ground Investigation Report, and where necessary Phase 3 Remediation Strategy will therefore be conditioned.

This approach allows for potential risks identified to be addressed through suitably worded pre-commencement conditions, ensuring the development would be safe and suitable for its intended use.

d)The design or external appearance of the building(s)

The design of the dwelling would be determined primarily by the existing building, the form of which is to be mostly comprised of existing material and where alterations are proposed materials are to match. The overall appearance of the dwellings is considered to be sympathetic to original building and the surrounding area.

e) Whether the location or siting of the building makes it otherwise impractical or undesirable for the building to change from agricultural use

It is noted the site is within a fairly isolated location, however it is important to note that the sustainability of the location is not a matter for consideration under Class Q provisions. Prior approval under Class Q does not extend to a general assessment of whether the site is suitably located in planning policy terms, rather it seeks to determine whether the location or siting of the building makes it otherwise impractical or undesirable for the building to change from agricultural use.

The building is located close to a small cluster of residential buildings to the south and benefits from an existing access point. The site is also located close to Holmfirth and is well related to the remainder of the built environment. There are no physical or environmental constraints, subject to condition pertaining to contaminated land, that would render the site impractical or undesirable for residential occupation.

f) Impact on the amenity of future occupiers

Consideration is required to be given to the impact on the amenity of future occupiers in terms of the gross internal floor area and the adequacy of natural light. The proposal has been considered against the Government's Space Standards for dwellings which suggest that a one storey, three-bedroom dwelling should have a gross internal floor area of 102 square metres. The submitted block plan demonstrates that the dwellings would have a gross internal floor area which would exceed these dimensions which would provide an adequate level of internal accommodation for future occupiers. All rooms are to be served by openings which are considered to offer an adequate amount of natural light.

7) Representations

No representations have been received.

8) Conclusion

The proposed development is considered to benefit from a general planning permission under the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) in accordance with Part 3, Class Q of Schedule 2 of the Order.

Recommendation: Grant Prior Approval

Decision Authorisation - Delegated Powers

Application Number: 2025/91404

Recommendation: Grant Prior Approval

Conditions and Reasons:

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, LP21, LP22, LP24 and LP53 of the Kirklees Local Plan and the aims of the National Planning Policy Framework.

2. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 as amended (or any order revoking and re-enacting that order) any gates or barriers for or over a vehicular access or egress shall be set back 5 metres from the back of Holt Lane and shall be hung as to only open inwards. So long as such gates or barriers are in position they shall be retained to only open inwards.

Reason: In the interests of highway safety, to avoid the need for vehicles to wait in the highway and in accordance with Kirklees Local Plan Policy LP21.

3. The development shall not be brought into use until the areas to be used by vehicles and/or pedestrians have been surfaced and drained in accordance with the Communities and Local Government; and Environment Agency's 'Guidance on the permeable surfacing of front gardens (parking areas)' published 2009 (ISBN as amended or any successor guidance. The parking space shall be so retained, free of obstructions and available for the use thereafter.

Reason: In the interests of highway safety and to ensure satisfactory surface water drainage of the site in accordance with Policy LP21 and LP28 of the Kirklees Local Plan and the aims of the National Planning Policy Framework.

4. Development shall not commence until actual or potential land contamination at the site has been investigated and a Preliminary Risk Assessment (Phase I Desk Study Report) by a suitably competent person has been submitted to and 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. 189 and 190 of the National Planning Policy Framework

5. Where further intrusive investigation is recommended in the Preliminary Risk Assessment approved pursuant to condition (4) development (other than those required for a site investigation report) shall not commence until a Phase II Intrusive Site Investigation Report by a suitably competent person has been submitted to and 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. 189 and 190 of the National Planning Policy Framework.

6. Where site remediation is recommended in the Phase II Intrusive Site Investigation Report approved pursuant to condition (5) further development shall not commence until a Remediation Strategy by a suitably competent person has been submitted to and approved in writing by the Local Planning Authority. The Remediation Strategy shall include a timetable for the implementation and completion of the approved remediation measures.

Reason: To ensure the safe occupation of the site in accordance with Policy LP53 of the Kirklees Local Plan and paragraph nos. 189 and 190 of the National Planning Policy Framework.

7. Remediation of the site shall be carried out and completed in accordance with the Remediation Strategy approved pursuant to condition (6). In the event that remediation is unable to proceed in accordance with the approved Remediation Strategy or contamination not previously considered in either the Preliminary Risk Assessment or the Phase II Intrusive Site Investigation Report is identified or encountered on site, all work 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 shall not recommence until proposed revisions to the Remediation Strategy have been submitted to and approved in writing by the Local Planning Authority. Remediation of the site shall thereafter be carried out in accordance with the approved revised Remediation Strategy.

Reason: To ensure the safe occupation of the site in accordance with Policy LP53 of the Kirklees Local Plan and paragraph nos. 189 and 190 of the National Planning Policy Framework.

8. Following completion of any measures identified in the approved Remediation Strategy or any approved revised Remediation Strategy a Verification Report by a suitably competent person shall be submitted to the Local Planning Authority. No part of the site shall be brought into use until such time as the remediation measures have been completed for (that part of) the site in accordance with the approved Remediation Strategy or the approved revised Remediation Strategy and a Verification Report in respect of those remediation measures 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. 189 and 190 of the National Planning Policy Framework.

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: 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: -

Plan Type	Reference	Revision	Date Received
Location Plan	25404	A	19/06/2025
Proposed Floor Plans	25404 3		21/05/2025
Proposed Elevations	25404 4		21/05/2025
Class Q Compliance Statement			21/05/2025
Structural Appraisal Report			21/05/2025

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 has, 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.

As set out in the report, following the receipt of consultation responses from the Kirklees Council (KC) Highways Development Management Team, the applicant was submitted a revised red line boundary plan to include the access to the adopted highway.