

**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/91931/W

Site Address	Huddersfield Town, John Smiths Stadium, Stadium Way, Huddersfield, HD1 6PG
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Description	Prior approval for installation of solar photovoltaic (PV) panels and associated works
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Recommending Officer	Jennifer Booth
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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.

Kevin Walton

AUTHORISED OFFICER

Date: 02-Sep-2025

Application Number: 2025/91931

Location: Huddersfield Town, John Smith's Stadium, Stadium Way, Huddersfield, HD1 6PG

Agent: Carbon3, Unit 9 Invicta Business Park, London Road, Wrotham, Kent, TN15 7RJ

Applicant: J Hayes

Public Consultation Period: 18 July 2025 – 08 August 2025

Proposal:

Prior approval for the design, supply and installation of a retrofitted 503.10kWp Solar PV system onto an existing building, including all associated works. The PV system comprises 1118 x 450W panels mounted on pitch/flat roof systems. Associated works include the installation of a handrail to the perimeter of the roof and erection of scaffold/access tower for roof and cabling access.

Site Description

The application site is the John Smith's Stadium, a large multi-use sports and events venue located off Stadium Way, Huddersfield. The stadium is situated within a mixed-use area comprising leisure, commercial and residential uses. The building is non-domestic and not listed, nor is it located within a conservation area or subject to Article 4 Direction.

Proposal Assessment

The proposal falls under **Class J, Part 14 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015**, which allows for the installation of solar PV equipment on non-domestic buildings subject to certain limitations and conditions.

Permitted Development Criteria – Class J:

- The panels must not protrude more than 0.2m beyond the roof plane (pitched roof) or exceed 1m above the highest part of the flat roof.
- Panels must not be within 1m of the external edge of the roof.
- The site must not be a listed building or within the curtilage of one.

Assessment:

- The mounting system is designed to comply with height and edge distance restrictions.
- The building is not listed and is not within a designated heritage or conservation area.

- The associated handrail and scaffold are temporary and ancillary to the installation works.
- The associated works (handrails, scaffold, inverters, cabling) not clearly detailed on the plan and neither described in the application form. As such these cannot be considered to be ancillary development to the PV panels and not permitted under Class J of Part 14. A note on the decision notice is advised.

The proposal is therefore considered to meet the criteria for permitted development under Class J.

Consultation

The application was subject to public consultation between 18 July and 08 August 2025. No objections or representations were received during this period.

Amenity Assessment

The subject building is a sports stadium with seated stands on four sides of the pitch. The roofing of the stands is arched with the proposed solar PV equipment to be sited on the north west two tiered stand and on the roof of the south west single tiered stand.

Given the height of the north west stand, roof slope and curved design, the panels would only be visible from the south west and north east approaches to the ground. These would give limited views of the panels which would not disrupt the curved design of the stand roof. Views of the south west stand roof are hidden by virtue of the height, design and location of the roof slope. As such the visual impact is limited.

Residential properties are located approximately 120 metres to the north west of the two tiered stand and at the same ground level. Consequently and by virtue of the height and orientation of the roof slope, the panels would not result in any glare on these residential properties. The land adjacent to the stadium at the south east rises sharply to a height greater than the height of the stadium. However, this land is heavily wooded with no neighbouring properties or public rights of way whereby the panels would result in any adverse visual amenity or glare.

Conclusion

The proposed solar PV installation is considered to be **permitted development** under Class J of the GPDO 2015. The development is acceptable in terms of visual impact, amenity, and compliance with planning legislation. Prior approval is given.

Recommendation

PRIOR APPROVAL

Conditions:

Prior notification Class J details approved

Plans and specifications schedule:-

Plan Type	Reference	Web ID	Date Received
Location plan	-	1095352	10/07/2025
Plans	-	1095351	10/07/2025
Photos	-	1095350	10/07/2025

NOTE: Planning permission granted by virtue of Class J, Part 14, Schedule 2 of the Town and Country Planning (General Permitted Development)(England) Order 2015(as amended) does not confer any planning permission for development other than solar PV equipment.

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.

Dated: 01/09/2025