Kirklees Council
Planning and Development Service
PO Box 1720
Huddersfield

Enquiries to: Farzana Tabasum

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Claire Linley,
Strata
Quay Point
Lakeside
Doncaster
DN4 5PL

Date: 26-Nov-2025
Our Ref: 2025/92574

Dear Claire,

Application for a non-material amendment following a grant of planning permission, Town and Country Planning Act 1990

Non material amendment to previous permission 2021/93567 for demolition of existing commercial buildings and erection of 180 dwellings with associated works
Land Off, Westgate, Cleckheaton, BD19 5DR
Application Number: 2025/92574

Thank you for your application dated 12-Sep-2025 for a non-material amendment to the above scheme.

The non material amendment seeks the following alterations:

- Alteration to rear garden and retaining wall of Plot 152 following minor boundary realignment,
- the splitting of the terrace row of plots 159-162, to create two semi-detached pairs
- the enlargement of rear gardens to Plots 58 and 69, enhancing private amenity space,
- A revised house-type variant is introduced on selected plots, remaining fully within the approved scale and massing parameters,
- The refuse collection points serving Plots 28–32 are repositioned closer to the road to improve operational access for waste services while maintaining appropriate screening, and in addition,
- 27 dwellings will be delivered to the Part M4(2) accessible and adaptable standard, increasing the overall accessibility of the development.

The amendments are shown on drawings:

- Site Layout ref: BY00099-STH-B01-XX-DR-A SL001 Rev: T,

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- HT2A – Planning Drawing ref: BY00099-P1-01-A2

Additional drawings:

- *Westgate Cleckheaton External Works Sheet 1- ref: QD1776-04-01 Rev: I*
- *Westgate Cleckheaton External Works Sheet 2- ref: QD1776-04-02 Rev: J*

I confirm that the alterations are acceptable and may be considered as a non-material amendment to the approved drawings. It should be noted that this letter relates only to the non-material amendment sought and it is not a re-issue of the original planning permission. The two documents should be read together and as such, all conditions imposed on the original granting of planning permission apply to the proposal as now amended. A copy of this letter and the amended plans will be retained on the public record of approved documents.

I would draw your attention to the need to deal with the Building Surveyor to ensure that the proposal, as amended, still complies with the Building Regulations.

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.

Yours sincerely
Farzana Tabasum
Senior Planning Officer

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