

**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>2025/62/92607/W</b>
Site Address:	6, Chapel Street, Scapegoat Hill, Huddersfield, HD7 4NX
Description:	Erection of stables and associated hardstanding area
Recommending Officer:	Joanna Rednall

**DECISION – Conditional Full 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.**

Sarah Longbottom

***AUTHORISED OFFICER***

**Date:** 14 January 2026

## **Officer Report**

### **6, Chapel Street, Scapegoat Hill, Huddersfield, HD7 4NX Erection of stables and associated hardstanding area**

#### **Site Description**

The application site relates to a plot of land to the east of 6, Chapel Street which is grass covered. It is accessible via a private road which adjoins Chapel Street to the south. The site is located within the Green Belt on the Kirklees Local Plan and is not in a conservation area and there are no listed buildings within close proximity to the site.

#### **Description of Proposal**

The application seeks planning permission for the erection of stables and associated hardstanding area.

The proposal involves the construction of a building containing three stables and a hay store, arranged in an L-shaped configuration with an area of hardstanding to the front, positioned between the new stables and an existing timber shed. The structure would measure approximately 8.8 metres by 12.5 metres and would be finished in timber cladding under a black onduline sheet roof.

The stables would be located to the south-east of the application property, approximately 18 metres away, and would be accessed via the existing track that serves the dwelling.

#### **History of Negotiations/Amendments Received**

During the course of the application, additional information was requested regarding the intended users of the stables, existing sheds on site, waste storage arrangements, justification for the scale of the hay store, and the management of access to the stables. The applicant's agent provided the requested details via email on 22 October 2025.

In response to the initial comments received by KC Ecology, the agent submitted a CEMP on 12<sup>th</sup> December 2025. KC Ecology were reconsulted and raised no objections to the submitted details.

#### **Relevant Planning History**

No relevant planning history.

#### **Representations**

The application was advertised via site notice and online and publicity expired on 30<sup>th</sup> October 2025.

No representation was received.

### **Consultation Responses**

KC Highways Development Management – no objection.

KC Ecology – following submission of a CEMP, no objections.

### **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 on land allocated as Green Belt on the Kirklees Local Plan.

### **Kirklees Local Plan:**

- 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 51 – Protection and improvement of local air quality
- LP 52 – Protection and Improvement of Environmental Quality
- LP 56 – Facilities for outdoor sport, outdoor recreation and cemeteries

### **National Policies and Guidance:**

National planning policy and guidance is set out in National Policy Statements, primarily the National Planning Policy Framework (NPPF) published 20<sup>th</sup> December 2024, and the Planning Practice Guidance Suite (PPGS) first launched 6<sup>th</sup> 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 15 – Conserving and enhancing the natural environment

### **Assessment**

Principle of development (including impact on the Green Belt and visual amenity):

The application site is located on land allocated as Green Belt on the Kirklees Local Plan (KLP). The application is for the erection of a stables.

NPPF paragraph 154 states that a local planning authority should regard the construction of new buildings in the green belt as inappropriate except for a limited number of specified exceptions, including criterion b) the provision of appropriate facilities, in connection with an existing use or a change of use, for outdoor sport or recreation, provided that the facility preserves the openness of the green belt and does not conflict with the purposes of including land within it.

Local Plan policy LP56 (facilities for outdoor sport, outdoor recreation and cemeteries) supports NPPF paragraph 154, stating that proposals should ensure (a) the scale of the facility is no more than is reasonably required for the proper functioning of the enterprise or the use of the land to which it is associated, and, (b) the facility is unobtrusively located and designed so as not to introduce a prominent urban element into a countryside location, including the impact of any new or improved access and car parking areas. In this case, stables with an integrated haybarn are considered an appropriate facility to support outdoor recreation in the green belt and may therefore be acceptable subject to assessment against openness, the purposes of including land in the green belt and Policy LP56.

The proposed development would be for a stable block providing 3 stables with a food store and the scale is considered appropriate for the application site, particularly when taking into consideration the adjacent land which is within the applicant's ownership. The scheme therefore complies with Policy LP56(a).

The application site is set ~38m north of Chapel Street so, whilst visible from the highway, it would not be prominent. The proposal would be adjacent to the existing private road which runs west of the application site and a part adopted road (New Lane) is situated around 35m to the east. The stables and associated hardstanding would be adjacent to an existing timber storage building, with the hardstanding proposed between the new stables and this existing timber shed. This siting would therefore reduce the prominence in the landscape and therefore reducing the impact on openness. Although the stables would be located within an open grass field, it would be within close proximity to another agricultural building therefore would not appear unduly prominent or urban within the countryside and open location. The stables would utilise an existing access route. The proposal is therefore considered to comply with LP56(b).

The structure would be finished in timber boarding under a steel sheeting roof. This complies with paragraph 19.21 of the Local Plan, which states that proposals for the erection of stables in the green belt are generally acceptable

where they are of timber construction. The proposed design and materials would be in keeping with the rural character of the surrounding area.

Taking the above into consideration, it is considered the siting, scale and design of the proposed stables would preserve the openness of the belt and would not conflict with the purposes of including land within it, thus complying with paragraph 154 of the NPPF.

In this case, the principle of development is considered acceptable, and in accordance with the aims of Policies LP24 and LP56 of the Kirklees Local Plan and Chapters 12 and 13 of the National Planning Policy Framework. The proposal shall now be assessed against all other material planning considerations, which will be addressed below.

#### Impact on residential amenity:

Sections B and C of Policy LP24 state that development should: “maintain appropriate distances between buildings’ and ‘minimise impact on residential amenity of future and neighbouring occupiers”. Further to this, Chapter 12 of the National Planning Policy Framework states that planning decisions should ensure that developments have a high standard of amenity for existing and future users.

The proposed development would be positioned approximately 18 metres from the application property at 6 Chapel Street and around 5 metres from 4 Chapel Street. The new stables would not directly overlook these dwellings, with existing boundary structures and outbuildings providing a degree of screening and separation. The development would also remain approximately 50 metres from residential properties along New Lane to the east and around 48 metres from those to the south along High Street, ensuring a suitable distance is achieved from neighbouring occupiers.

Although the new facilities would be larger than the existing storage buildings, the proposal would not result in a significant intensification of activity on the site. The stables are intended for private equestrian use, with movements and activity limited to the day-to-day care and exercise of horses, rather than any commercial use of the stables, and this can be secured via condition. The proposed buildings are also positioned marginally further from neighbouring dwellings than the existing structures, further reducing any potential for noise, disturbance, or loss of privacy.

Given the separation from nearby properties, the small-scale nature of the use, and the fact that it will not operate on a commercial basis, it is not considered that the development would give rise to unacceptable levels of noise, odour, or general disturbance. The proposal is considered to result in no adverse impact upon the residential amenity of any surrounding neighbouring occupants, thereby complying with Policy LP24 of the Kirklees Local Plan (b) as well as Paragraph 135 (f) of the NPPF.

#### Impact on highway safety:

Turning to highway safety, Local Plan Policies LP21 and LP22 are relevant and seek to ensure that proposals do not have a detrimental impact to highway safety and provide sufficient parking. Chapter 9 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. The Highway Design Guide SPD is also relevant.

The proposal would utilise an existing access route via No.6 Chapel Street to the location of the proposed stables. KC Highways Development Management have been consulted on the proposal and have raised no objection to the scheme as the proposal would utilise an existing access route and the scale of the development would not significantly intensify the development. The site benefits from ample turning space to ensure any vehicles would not be manoeuvring onto the adopted highway. Due to these reasons, the proposed development is not considered to result in a significant intensification of private road and as such would not cause any significant harm to highway safety.

Officers consider it necessary to condition the use of the stables to be restricted to the use of occupiers of 6, Chapel Street to ensure the proposals would not lead to an adverse intensification in vehicles accessing the site, in the interests of highway safety.

Overall, it is considered, on balance, that the proposed development would not cause significant harm to the efficiency or safety of the highways, over and above the existing arrangements on site. The proposed development therefore complies with Policy LP21 and LP22 of the Kirklees Local Plan, the aims of the Kirklees Highways Design Guide SPD and Chapter 9 of the National Planning Policy Framework.

#### Other matters:

##### *Ecology*

The application site is not located within a Bat Alert layer on the Council's GIS mapping system.

A Biodiversity Net Gain (BNG) of 10% for developments is a mandatory requirement in England under the Environment Act 2021, subject to some limited exceptions. Unless exempt, every planning permission granted pursuant to an application submitted after 12 February 2024 is deemed to have been granted subject to a pre-commencement condition requiring a Biodiversity Gain Plan to be submitted and approved by the local planning authority prior to commencement of the development.

The submitted BNG Metric shows an onsite net gain of 0.38 (30.17%) habitat units and 0.0177 (48.25%) hedgerow units. KC Ecology have been consulted on the proposal and consider the onsite element of the BNG proposal would

not result in significant onsite gain as it would be delivered by. Officers consider this does not need to be secured for 30 years but could be secured by a landscaping condition to ensure this is provided and maintained.

In response to comments raised by KC Ecology, the applicant submitted a Construction Environmental Management Plan (Biodiversity). KC Ecology has reviewed the submitted information and confirmed that the report is acceptable. The measures set out within the plan must be implemented in full during the development works.

The proposal therefore complies with Policy LP30 of the Kirklees Local Plan.

Representations:

No representation were received.

Conclusion:

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:** 2025/92607

**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, LP30, LP51, LP52 and LP56 of the Kirklees Local Plan and the aims of the National Planning Policy Framework.

3. The stable block hereby approved shall be used solely for private use by the occupants of 6, Chapel Street, Scapegoat Hill, Huddersfield, HD7 4NX and shall not be sold or rented out separately.

**Reason:** In the interests of highway safety and to avoid causing harm to the visual and open character of the Green Belt as a result of increased vehicular

traffic visiting the site and associated activities, in accordance with Policies LP21 and LP56 of the Kirklees Local Plan, as well as Chapter 13 of the National Planning Policy Framework.

4. The development hereby approved shall be carried out in accordance with the details set out within the Construction Environment Management Plan (Biodiversity) dated December 2025 undertaken by Habitat Works.

**Reason:** In the interests of the biodiversity of the site, in accordance with Policy LP30 of the Kirklees Local Plan and policies contained within Chapter 15 of the National Planning Policy Framework.

Plans and specifications schedule:-

Plan Type	Reference	Version	Date Received
Location Plan	LP 01	-	18/09/2025
Block Plan as Existing	LP 01	-	18/09/2025
Block Plan as Proposed	LP 01	-	18/09/2025
Planning Drawing	2025/045/03	-	18/09/2025
Pre-Development Plan Baseline Map and Post- Development Map	-	-	18/09/2025
Biodiversity gain plan	-	-	18/09/2025
Small Sites Metric	-	-	18/09/2025
Construction Environment Management Plan (Biodiversity) dated December 2025	-	-	12/12/2025
Climate Change Statement	-	-	18/09/2025
Application form	-	-	18/09/2025

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. During the course of the application, additional information was requested regarding the intended users of the stables, existing sheds on site, waste storage arrangements, justification for the scale of the hay store, and the management of access to the stables. The applicant's agent provided the requested details via email on 22 October 2025.

In response to the initial comments received by KC Ecology, the agent submitted a CEMP on 12<sup>th</sup> December 2025. KC Ecology were reconsulted and raised no objections to the submitted details.

06/01/2026

**Report Dated:**