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:	**2025/62/92708/E**
Site Address:	Park House, Brooke Street, Cleckheaton, BD19 3RY
Description:	Change the use of the fabric manufacturer and alterations to roof to form 2 no ground floor retail units with ancillary office space at first floor and children's day nursery with associated works
Recommending Officer:	Danielle Cooper

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: 17 December 2025

Officer report - 2025/92708 - Park House, Brooke Street, Cleckheaton, BD19 3RY

Site description

The application relates to a light industrial site in Cleckheaton that is occupied by a fabric manufacturer company.

The building on the site comprises a single storey stone built building that is designed with a gable roof. The property consists of essentially 3 linked buildings. The most Northerly is a single storey property built with stone and rendered walls with a profiled fibre cement roof on metal trusses. This section of the property is served directly off St Johns Place and fronts the Town Centre Car Park. Attached to the South is a further stone constructed building with stone arched windows and a blue slate pitched roof with exposed timber trusses. To the East of this is a 2 storey shallow profiled metal pitched roof above stone faced walls.

The rear section of the property is accessed from Brooke Street and includes a walled car park area.

The application site is in a prominent position within Cleckheaton Town Centre, amongst commercial and residential uses.

The property is not Listed and is not located within a Conservation Area. There is an existing Grade 2 Listed Warehouse and former textile building C1800 located to the West on St Johns Place.

Description of proposal

The applicant proposed to Change the use of the fabric manufacturer and alterations to roof to form 2 no ground floor retail units with ancillary office space at first floor and children's day nursery with associated works.

Proposed retail units –

The proposed 2no. retail units will be located to the north of the building, being accessed off St Johns Place.

The roof of the existing single storey building will be increased by 1.5m so that office space for the retail units can be provided at first floor level.

The roof shall be constructed from natural blue slate roof tiles, and the front elevation will be natural coursed stone, and the side elevations will be rendered.

The unit will have a new shop front with white painted timber plinths, pilaster, signage and stall riser.

It is important to note that advertisement consent will be required for any new signage.

The proposed opening times for the Retail Units will be:
08:00 to 20:00 Seven days a week.

Proposed nursery –

The proposed nursery use will be located at ground and first floor level to the single storey buildings located to the south.

The proposed opening times for the Day Nursery will be:
07:00 to 19:00 Seven days a week.

A small outdoor safe play area is to be formed in front of the building which will have a recycled rubber soft play surface and recycled plastic multi coloured fencing 1.2m high.

The existing Tarmac surfaced car park to the south of the site and vehicular entrance off Brooke Street is to remain and will provide parking for 13No. Cars (including 2 spaces suitable for disabled visitors).

Other external works -

The existing roller shutters will be removed and replaced with new window and door openings as shown on plan. All new windows will feature art stone cills and heads.

One new window is proposed to the east side elevation.

The cills of the 4no. existing windows to the south front elevation will be lowered.

The windows and doors will be upvc in colour anthracite grey.

The design and access statement states that refuse will be taken out on a daily basis with general rubbish taken to the tip and bottles and recyclable waste taken to the bottle bank / recycling within the area. The Day Nursery will have a small external bin store to the East of the buildings.

The units will provide level access ramps suitable for wheelchair users and the Nursery will have an internal platform lift suitable for disabled persons to allow access to all the ground floor area.

History of Negotiations / Amendments Received

Further information was requested from the agent in regard to access, details on staff and pupils, and anticipated traffic generation. A planning statement

was submitted to address these concerns and were considered acceptable by KC Highways.

Relevant Planning History

2015/93333 – Erection of first floor extension – Approved

Representations

Publication of the application has been undertaken in accordance with the Council's Development Management Charter (December 2024).

The application has been publicised by site notice and within the press. The expiry date of the publicity period was the 20th November 2025.

5 letters of representation have been received and the comments have been summarised below:

3 letters of objection have been received:

- Highway safety concern / increased traffic congestion from proposed uses.
- Publicity date not updated on public access
- The public have not been given clear notice to submit representations
- There are other established nurseries within the local area.
- Unacceptable noise pollution from the proposed nursery use.

2 letters of support has been received:

- The proposed development will regenerate a run-down area of the town centre and provide much needed facilities.
- The appearance of the existing building will be improved, enhancing the area.

Only material planning considerations can be assessed as part of this application. Concerns relating to the use of the units, visual and residential amenity, and highway safety will be discussed within the assessment of this officer report.

Consultation Responses

The following consultations have been undertaken for this application with the summarised responses listed below.

KC Highways – No objections subject to conditions.

West Yorkshire Police – No objections subject to a condition.

The responses of the above consultees are discussed in greater length within the 'Assessment' section of this report.

Allocation and Policy

The application site is located within Cleckheaton Town Centre.

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 27th February 2019).

Kirklees Local Plan (2019):

The site is not allocated within the Kirklees Local Plan.

- LP1 – Achieving Sustainable Development
- LP2 – Place Shaping
- LP7 – Efficient and Effective Use of Land and Buildings
- LP9 - Supporting skilled and flexible communities and workforce
- LP13 – Town Centre Uses
- LP20 – Sustainable Travel
- LP21 – Highway and Access
- LP22 – Parking
- LP24 – Design
- LP30 – Biodiversity and Geodiversity
- LP35 – Heritage
- LP48 – Community Facilities and Services
- LP51 – Protection and Improvement of Local Air Quality
- LP52 – Protection and Improvement of Environmental Quality

Supplementary Planning Guidance / Documents:

- Biodiversity Net Gain Technical Advice Note
- Highways Design Guide SPD
- Crime and Disorder Act 1988

National Planning Guidance:

National planning policy and guidance is set out in National Policy Statements, primarily the National Planning Policy Framework (NPPF) published 20th December 2023, 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 8 – Promoting healthy and safe communities
- Chapter 9 – Promoting sustainable transport

- Chapter 12 – Achieving well-designed and beautiful places
- Chapter 16 – Conserving and enhancing the historic environment

Main issues

- Principle of Development
- Impact on Visual Amenity
- Impact on Residential Amenity
- Impact on Highway Safety
- Environmental Matters
- Representations
- Conclusion

Principle of Development

NPPF Paragraph 11 and Policy LP1 outline a presumption in favour of sustainable development. Paragraph 8 of the NPPF identifies the dimensions of sustainable development as economic, social and environmental (which includes design considerations). It states that these facets are mutually dependent and should not be undertaken in isolation.

The dimensions of sustainable development will be considered throughout the proposal. Paragraph 11 of the NPPF concludes that the presumption in favour of sustainable development does not apply where specific policies in the NPPF indicate development should be restricted.

Policy LP7 of the Kirklees Local Plan requires developments to encourage the reuse or adaptation of vacant or underused properties.

LP9 of the Kirklees Local Plan states that proposals for new development will be strongly encouraged to contribute to the creation of local employment opportunities within the district.

The proposal is to change the use of the fabric manufacturer to form 2 retail units with associated office space above and a nursery (Use Class E)

The new nursery will provide a community facility to the public. As such, policy LP48 of the Kirklees Local Plan is therefore relevant:

LP48 states the following:

'Community facilities should be provided in accessible locations where they can minimise the need to travel or they can be made accessible by walking, cycling and public transport. This will normally be in town, district or local centres.

Proposals will be supported for development that protects, retains or enhances provision, quality or accessibility of existing community, education,

leisure and cultural facilities that meets the needs of all members of the community.'

As the proposed development is also located within Cleckheaton Town Centre, Policy LP13 of the KLP is also relevant:

Town centres uses should:

- *'Provide for the shopping needs of residents across Kirklees mainly in the convenience (food) goods sector.*
- *Be the focus for the local provision of financial services; offices; entertainment and leisure facilities; arts, culture and tourism facilities, further education; and health services.'*

The proposed nursery and two retail units, alongside ancillary office space, will create new employment opportunities and offer valuable local services for nearby communities and businesses. The site is located within the town centre - an accessible and sustainable location within close proximity to public transport links. Accordingly, the proposal is considered acceptable in principle and is compliant with Policies LP1, LP7, LP9, LP13, and LP48.

<u>Impact on visual amenity</u>

The site is located close to an existing Grade 2 Listed Warehouse and former textile building C1800 located to the West on St Johns Place.

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that Local Planning Authorities to pay special attention in order to preserve or enhance the character and setting of land within a Conservation Area. This is reiterated in Policy LP35 of the Local Plan and Chapter 16 of the National Planning Policy Framework regarding the historic environment.

Furthermore, Policy LP35 states "development proposals affecting a designated heritage asset…should preserve or enhance the significance of the asset. In cases likely to result in substantial harm or loss, development will only be permitted where it can be demonstrated that the proposals would bring substantial public benefits that clearly outweigh the harm". Whether harm exists, and whether it is substantial or less than substantial, will be assessed and discussed later in the report.

Alongside this, Policy LP1 of the KLP states that when considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF. Policy LP24 of the KLP is also relevant and states that "good design should be at the core of all proposals in the district.

<u>The proposed external works include the following:</u>

Proposed retail units –

The roof of the existing single-storey building on the north elevation will be raised by 1.5 metres to accommodate ancillary office space at first-floor level for the proposed retail units. The new roof will be finished in natural blue slate tiles, the front elevation will feature natural coursed stone, and the side elevations will be rendered as shown on the plans. Given the varied heights of surrounding buildings, the proposed increase in roof height is considered to be sensitively designed, using complementary materials that respect the character and appearance of the existing building.

The building will also have a new shopfront will be installed featuring white-painted timber plinths, pilasters, signage, and a stall riser, as detailed on the plans. These alterations to the front façade are considered visually appropriate and raise no concerns regarding the visual amenity of the host building or the wider area, including nearby Grade II listed buildings. As noted, any new signage will require advertisement consent.

A small, secure outdoor play area will be created to the south elevation, incorporating a recycled rubber soft-play surface and 1.2-metre-high multicoloured fencing made from recycled plastic. The fencing is required for safeguarding purposes. As this area is set back from the highway and positioned adjacent to the car park, the proposed development will introduce some visual change to the street scene; however, the overall impact is not considered to result in any adverse harm to the character of the streetscape.

The existing roller shutters will be removed and replaced with new window and door openings, as shown on the plans. All new windows will include art-stone cills and heads, with one additional window proposed on the east elevation and the cills of four existing windows on the southern frontage lowered. The proposed windows and doors will be constructed in anthracite grey uPVC. These new elements will complement the existing building, and the removal of the roller shutters is expected to improve its overall appearance. Accordingly, the proposed fenestration changes are considered acceptable and do not raise any concerns regarding the visual amenity of the host building.

For these reasons, it is concluded that the proposed development would not cause harm to the visual amenity of the host building, nearby listed buildings, or the wider streetscape. The proposal is therefore considered to comply with Policies LP24 and LP35 of the Kirklees Local Plan, Chapter 12 of the National Planning Policy Framework, and Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

<u>Impact on residential amenity</u>

Policy LP24 of the Kirklees Local Plan requires of developments, a good standard of amenity for future occupants and neighbouring occupiers, as well as a minimising of the impact on residential amenity of future and neighbouring occupiers.

Policy LP52 of the Kirklees Local Plan states that: *"Proposals which have the potential to increase pollution from noise, vibration, light, dust, odour, shadow flicker, chemicals and other forms of pollution or to increase pollution to soil or where environmentally sensitive development would be subject to significant levels of pollution, must be accompanied by evidence to show that the impacts have been evaluated and measures have been incorporated to prevent or reduce the pollution, so as to ensure it does not reduce the quality of life and well-being of people to an unacceptable level or have unacceptable impacts on the environment."*

With regard to the proposed change of use, the site is situated within a mixed-use area comprising both commercial and residential properties. It is noted that there are residential buildings surrounding the application site. However given the former use of the building as a light industrial use, it is not anticipated that the proposed retail units and nursery would generate significant levels of noise or disturbance in comparison to that use.

The proposed hours of use are:

2no. retail units: 08:00 to 20:00 Monday to Sunday.
Nursery: 07:00 to 19:00 Monday to Sunday.

The proposed operating hours are comparable to those of nearby commercial premises within the town centre and therefore raise no concerns. These hours will be controlled by condition. Consequently, it is not considered necessary for the applicant to provide a formal noise impact assessment.

The use of the building will also be conditioned.

The proposed outdoor play area is located close to residential properties. It is therefore considered necessary that the applicant submits a noise mitigation scheme to ensure that the use of the outdoor play area is controlled and does not lead to a loss of amenity due to noise.

The proposed raised roof height is not considered to result in any increased overbearing or overshadowing impact to the adjacent commercial buildings and is therefore acceptable. The proposed new windows will also retain sufficient distances to any nearby residential or commercial buildings and as such do not raise any concern to loss of privacy. The proposed east side window will be screened by the existing boundary side fence and as such will not overlook the adjacent residential properties rear garden areas.

Subject to such a condition the development is considered to be acceptable in this regard and therefore accords with Kirklees Local Plan policy LP24 and LP52.

<u>Impact on Highway Safety</u>

Policies LP21 and LP22 of the Kirklees Local Plan relate to access and highway safety and are considered to be relevant to the consideration of this

application. The Council's adopted Highway Design Guide also seeks to ensure acceptable levels of off-street parking are retained are also considered to be of relevance.

The proposed retail units have access via St Johns Place and the public car park on the opposite side of St Johns Place and access to the proposed nursery is from Brooke Street.

Given the proximity of the public car park and Cleckheaton Town Centre Highways Development Management (HDM) have no objection to these proposals in principle.

Retail units:

2 tandem car parking spaces can be provided to the front of the retail units along St Johns Place, as well as utilise the public car park in front which is considered acceptable.

Nursery:

A planning statement has been submitted detailing the number of staff (9) and children (39), and anticipated traffic generation (9.5 parking spaces & 2 cycle spaces).

The proposed development will utilise the existing car park to the south of the application site, providing 13 car parking spaces and 4 cycle spaces. The proposed onsite parking is considered acceptable to facilitate the proposed uses.

KC Highway Safety have also reviewed the application and have made comment that there is some concern with traffic congestion along Brooke Street. As such a condition will be required to ensure the applicant submits a scheme detailing measures to manage parking on Brooke Street.

An informative will be attached to encourage the installation of electric charging vehicle points.

The proposed bin storage is located to the side of the building which is considered acceptable and will be dragged to the street for collection and then returned to side of the building.

As such, it is concluded that the scheme would not represent any significant impact in terms of highway safety subject to the aforementioned conditions, complying with Policies LP21 and LP22 of the Kirklees Local Plan.

<u>Climate Change</u>

The proposal is a small scale development. As such, no special measures were required in terms of the planning application with regards to carbon emissions. However, there are controls in terms of Building Regulations which

will need to be adhered to as part of the construction process which will require compliance with national standards.

The proposal is for a material change of use of an existing unit. Further conditions attendant to the climate change agenda are on balance not considered necessary in this instance in light of the six tests of planning conditions set out in National Planning Practice Guidance (NPPG).

Bats / Ecology

Chapter 15 of the National Planning Policy Framework are relevant, together with The Conservation of Habitats and Species Regulations 2017 which protect, by law, the habitat and animals of certain species including newts, bats and badgers.

Policy LP30 of the Kirklees Local Plan requires that proposals protect Habitats and Species of Principal Importance.

With regards to Biodiversity Net Gain, the submitted application form sets out that the proposal is subject to the de minimum exemption as the development will not result in any ground works and as such does not need to provide 10% net gain.

Safety and Security

Section 17 of the Crime and Disorder Act 1998 places a duty on each local authority to '*do all that it reasonably can to prevent crime and disorder in its area'*. Section 8 ('Promoting healthy and safe communities') of the National Planning Policy Framework states at paragraph 96 that there should be an aim to achieve healthy, inclusive and safe places which: (b) are safe and accessible so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion.

Policy LP24 sets out that proposals should promote good design by ensuring the risk of crime is minimised by enhanced security, and the promotion of well-defined routes, overlooked streets and places, high levels of activity, and well-designed security features.

The proposed new uses have the potential to lead to a level of crime / anti-social behaviour. West Yorkshire Police have reviewed the proposal and consider it necessary to recommend that the proposed development does not commence until a scheme has been submitted which details installation of CCTV and other security measures. Subject to condition the proposal is considered to be acceptable in this regard.

Representations

5 letters of representation have been received and the comments have been summarised below:

3 letters of objection have been received:

- Highway safety concern / increased traffic congestion from proposed uses.

Officer comment: This comment is noted. KC Highways have reviewed the proposal and consider the proposed on site parking spaces acceptable to facilitate the proposed uses. A condition will also be implemented to ensure a scheme to manage parking on Brooke Street is submitted.

- Publicity date not updated on public access
- The public have not been given clear notice to submit representations

Officer comment: The application has been advertised accordingly, with representations allowed to comment up until the 20th November. The site notice was erected on the 23rd October and the press advert was published on the 30th October.

- There are other established nurseries within the local area.

Officer comment: This comment is noted however commercial competition between businesses of this use class (nursery) is not a material planning consideration and therefore cannot be afforded weight in the assessment of this application.

- Unacceptable noise pollution from the proposed nursery use.

Officer comment: This comment is noted and it is considered that given the town centre location, the nursery use within the building is not considered to give rise to unacceptable increased noise pollution over and above the existing situation. In regard to the outdoor play area, a condition will be imposed to ensure a noise mitigation scheme is submitted to the LPA to ensure reasonable measures are in place to mitigate unacceptable noise levels to protect residential amenity.

2 letters of support has been received:

- The proposed development will regenerate a run-down area of the town centre and provide much needed facilities.
- The appearance of the existing building will be improved, enhancing the area.

Officer comment: The above support comments are noted.

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: 2025/92708
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.

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 to ensure the satisfactory appearance of the development on completion, and to accord with Policies LP1, LP2, LP3, LP8, LP21, LP22, LP24, LP27, LP30, LP31, LP51 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 (Use Classes) Order 1987 and any associated provisions of the Town and Country Planning General Permitted Development Order (including any future amendment of enactment of those Orders) the Use Class E floorspaces hereby approved shall only operate under use Class E (a) and (f) purposes, unless otherwise agreed by way of a formal application for planning permission.
Reason: To ensure that the proposed development 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 Policies LP24 and LP52 of the Kirklees Local Plan and Chapters 12 and 15 of the National Planning Policy Framework.

3. The development hereby approved shall not be in operation outside the hours of:

   2no retail units with ancillary office space:
   08:00 to 20:00 Monday to Sunday

   Nursery:
   07:00 to 19:00 Monday to Sunday

   Reason: To ensure that the proposed development 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 Policies LP24 and LP52 of the Kirklees Local Plan and Chapters 12 and 15 of the National Planning Policy Framework.

4. The development shall not commence until a scheme detailing measures to manage parking on Brooke Street and all associated works, has been submitted to and approved in writing by The Local Planning Authority. Unless otherwise agreed in writing no part of the scheme shall be brought into use until the approve scheme has been implemented.
Reason: In the interests of highway safety and to achieve a satisfactory layout in accordance with Policies LP20, LP21 and LP24 of the Kirklees Local Plan and the National Planning Policy Framework.

5. Before the development is brought into use, a Noise Mitigation Scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the maximum number of children at any time within the outdoor play area as shown on Proposed Floor Plans ref: 1646/04, and the reasonable steps to mitigate noise. The

approved scheme shall be implemented before the development is brought into use and retained thereafter.
Reason: 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.

6. Notwithstanding the plans submitted the development hereby approved shall not be brought into use until a scheme has been submitted to, and approved in writing by, the Local Planning Authority which sets out all measures to minimise the risk of crime and meet the specific security needs of the application site and the development. The submitted scheme shall include details of the following measures:
a) Bicycle Stand design and certification rating
b) Provision of a video surveillance and/or Closed Circuit (CCTV) system
c) Provision of intruder alarms which meet the requirements of BS EN 50131 (Intrusion and hold-up systems) and EN 50136 (Alarm transmission systems and equipment).
d) security rating for newly installed doorsets and windows.
e) Vehicle mitigation
The approved scheme shall be implemented before the development is first occupied and retained thereafter.
Reason: To ensure that prior to the commencement of development safety and security measures have been agreed in pursuance of the Council's duty under Section 17 of the Crime and Disorder Act 1998 and to accord with Policy LP24 of the Kirklees Local Plan and the policies contained within Chapter 12 of the National Planning Policy Framework.

NOTE: No construction related noise shall be audible beyond the site boundary outside the hours of:

- 07.30 to 18.30 hours Mondays to Fridays
- 08.00 to 13.00 hours Saturdays

With no construction related noise audible beyond the site boundary on Sundays or Bank/Public Holidays.

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**:** We note that parking is proposed at this development. We would encourage any electric vehicle charging points installed as part of this development to meet the requirements of the *Air Quality & Emissions*

Technical Planning Guidance from the West Yorkshire Low Emissions Strategy Group. The applicant should note the information in the recommended Electric Vehicle Charging Points Footnote.
The electrical supply of the final installation should allow the charging equipment to operate at full rated capacity and the installation must comply with all applicable
electrical requirements in force at the time of installation.
Approval of EVCPs under the Building Regulations may also be required, and the
applicant should contact their Building Control Provider for further information in
relation to Approved Document S.

NOTE: The granting of planning permission does not authorise the carrying out of works within the highway, The changes to the access within the adopted highway fronting the property will need to be constructed under a section 184 agreement of the 1980 Highways Act (vehicle crossings over footways and verges). You are required to consult the Highways Asset Management Team at vehicle.crossing@kirklees.gov.uk with regard to obtaining this permission and approval of the construction specification. Interference with the highway without such permission is an offence which could lead to prosecution.

Plans and specifications schedule:-

Plan Type	**Reference**	**Version**	**Date Received**
Location plan	1646_01		25/09/2025
Floor Plans and Elevations as Existing	1646_02	A	25/09/2025
Block Plan – Existing	1646_03		25/09/2025
Proposed Floor Plans	1646_04		25/09/2025
Floor Plans and Elevations as Proposed	1646_05	A	26/11/2025
Play Area Fence Detail	1646/06		26/11/2025
Design and Access Statement			01/10/2025
Planning Statement			12/11/2025

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 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. Further information was requested from the agent in regard to access, details on staff and pupils, and anticipated traffic generation. A planning statement was submitted to address these concerns and were considered acceptable by KC Highways.

Report Dated: 11/12/2025

Coal – low