

**KIRKLEES METROPOLITAN COUNCIL
INVESTMENT & REGENERATION SERVICE**

DEVELOPMENT MANAGEMENT

Town and Country Planning Act 1990 (as amended)

**DELEGATED DECISION TO DETERMINE APPLICATIONS FOR
CONSENT, AGREEMENT OR APPROVAL REQUIRED BY CONDITION**

Reference No:	2025/44/92909/W
Site Address:	Thongsbridge Tennis & Fitness Club, Miry Lane, Thongsbridge, Holmfirth, HD9 7RY
Description:	Discharge of details reserved by conditions 5 (ecological buffer zone), 6 (bats), 7 (Construction and Ecological management plan), 9 (external materials) on previous permission 2024/91002 for formation of 2 outdoor covered padel tennis courts with 9m high polycarbonate canopy, one uncovered padel tennis court, relocation of modular building and existing outdoor tennis court and associated car parking improvements
Recommending Officer:	Joanna Rednall

DECISION – DISCHARGE OF CONDITIONS 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.

Danielle Cooper

AUTHORISED OFFICER

Date: 19-Nov-2025

Officer Report

2025/92909 - Thongsbridge Tennis & Fitness Club, Miry Lane, Thongsbridge, Holmfirth, HD9 7RY

Proposal Description

The applicant is seeking permission to discharge details reserved by conditions 5 (ecological buffer zone), 6 (bats), 7 (Construction and Ecological management plan), 9 (external materials) on previous permission 2024/91002 for formation of 2 outdoor covered padel tennis courts with 9m high polycarbonate canopy, one uncovered padel tennis court, relocation of modular building and existing outdoor tennis court and associated car parking improvements.

Assessment

Condition 5

5. No development shall take place until a scheme for the provision and management of an 8-metre-wide ecological buffer zone alongside the River Holme and Hagg Dike has been submitted to, and approved in writing by, the local planning authority. The scheme shall include a) plans showing the extent and layout of the buffer zone; b) details of any proposed planting scheme (for example, native species); c) details demonstrating how the buffer zone will be protected during development and d) details of how development will be restricted to the hard surfaced areas to ensure this does not exceed 25m2.

The submitted scheme shall set out how the buffer zone shall remain free from built development including lighting, and formal landscaping. Thereafter, the development shall be carried out in accordance with the approved scheme which shall be retained thereafter.

Reason: Land alongside watercourses is particularly valuable for wildlife and it is essential this is protected. To protect valuable land alongside the watercourses which is particularly valuable for wildlife, in accordance with policy LP30 of the Kirklees Local Plan, paragraphs 187 and 193 of the National Planning Policy Framework and legislation set out in the Natural Environment and Rural Communities Act 2006 and Article 10 of the Habitats Directive.

The following has been submitted;

- LAD-563.PPCD-1 Tree Protection and Buffer Zones
- LAD-563.PPF-02 Carpark Planting and Trees
- Condition 5 Statement 2024/62/91002W
- Construction & Environmental Plan (JCA Ref: 21251b dated 01/07/2025)

KC Ecology and the Environment Agency (EA) were consulted in respect of Condition 5. The EA are satisfied that the information provided demonstrates

the development will not be encroaching further than the existing hard surfaces and there will be additional native planting. KC Ecology have also raised no objection to the discharge of this condition.

In summary, the consultees accept the above submitted information and have no objection to the discharge of Condition 5.

Condition 6

6. No development shall take place until a scheme detailing measures for the protection of bats, both during construction works and once the development is complete has been submitted to, and approved in writing by, the Local Planning Authority. The submitted scheme shall detail all artificial lighting associated with the development hereby approved and the timetable for implementation. The development shall be carried out in accordance with the approved scheme and retained thereafter.

Reason: To protect bats and their associated habitats in accordance with paragraphs 187 and 193 of the National Planning Policy Framework.

The following has been submitted;

- Construction & Environmental Plan (JCA Ref: 21251b dated 01/07/2025)
- EM019.24 THONGSBRIDGE – Padel court + obtrusive light study
- PADEL Court lighting & Obtrusive light analysis
- EM019.24_Thongsbridge_POW_V1

KC Ecology and the EA were consulted in respect of Condition 6. KC Ecology have raised no objection to the discharge of this condition.

The EA states the information provided in the CEMP covers measures to avoid impacts on bats using the woodland and watercourse both during and after construction including measures to maintain habitats, avoid disturbance to the species and the wildlife corridors they use as well as maintaining ecological buffers.

The CEMP section 4.5.3 also makes recommendations for lighting post construction to avoid light disturbance for bats. Whilst we are satisfied that this information is sufficient, EA point out that within the PADEL Court lighting & Obtrusive light analysis it states on page 6 within the Wildlife Considerations section 'Bat/Bird analysis - No information has been made available regarding any bat consideration, therefore the focus at this time, is on the tree group on the north side of the facility.' As such the impacts of lighting from the development including future phases on the river Holme has not been analysed and considered so there may be an unknown impact on foraging bats from lighting that they are currently unaware of.

The EA therefore recommend the LPA seeks assurance that the proposed lighting scheme will abide by the recommendations for lighting that are detailed within the CEMP under section 4.5.3. We also encourage the LPA to ensure the proposed enhancement suggested within the CEMP section 4.5.3 as below is incorporated into the development:

- provision of roosting opportunities recommended to be incorporated into the scheme after works.

The applicant should adhere to the submitted lighting scheme and enhancements set out under section 4.5.3.

With the inclusion of the above, the EA are satisfied the information provided is sufficient and agree to the discharge of Condition 6. The scheme shall be implemented in accordance with the approved details and retained in perpetuity.

Condition 7

7. No development shall take place until a Construction and Ecological management plan, has been submitted to, and approved in writing by, the Local Planning Authority. The plan shall include a) methods and measures to avoid impacts to the adjacent River Holme habitats; b) methods and measures to avoid impacts to the adjacent Hagg Dike; c) methods and measures to avoid impacts to the adjacent woodland habitats; d) measures to avoid disturbance to wildlife using adjacent habitats and corridors; e) details of any treatment of site boundaries and buffers along water bodies and woodland; f) details of how impacts to wildlife will be avoided such as breeding birds (in line with recommendations of the provided PEA submitted); g) opportunities for site enhancements should also be considered and included (e.g. native planting) and h) timetable for implementation of the plan as set out within parts a – g. The development hereby approved shall be undertaken in accordance with the approved scheme.

Reason: To ensure the protection of wildlife and supporting habitat, whilst securing opportunities for enhancing the site's nature conservation value in line with National Planning Policy and section 13 of the Kirklees Local Plan.

The following has been submitted:

- Construction & Environmental Plan (JCA Ref: 21251b dated 01/07/2025)
- EM019.24_Thongsbridge_POW_V1
- LAD-563.PPF-02 Carpark Planting and Trees

KC Ecology and the EA were consulted in respect of Condition 7. KC Ecology have raised no objection to the discharge of this condition.

The EA have set out the following:

“The information provided in the CEMP and the drawing covers measures to avoid impacts on habitats within and adjacent to the red line boundary,

measures to avoid disturbance to wildlife and wildlife corridors as well as maintaining ecological buffers and provides opportunities for site enhancements including native planting. Overall, we are therefore satisfied the information provided is sufficient and we agree to discharge this condition.”

The EA has provided two further enhancement recommendations: incorporating roosting opportunities into the scheme after the works, and providing alternative nesting opportunities both during and after the works. However, it is noted that these additional measures are recommendations rather than mandatory requirements for the applicant. While the EA has advised that incorporating further roosting and nesting opportunities would deliver additional ecological benefit, they are not essential for compliance with the condition. The scheme shall therefore be implemented in accordance with the submitted details and retained in perpetuity.

Condition 9

9. Construction of the buildings, hereby approved, above slab/foundation level shall not commence until details of all external materials including walls, roofs, doors, windows, rainwater goods and colour finishes to be used have been submitted to and approved in writing by the Local Planning Authority. The development shall not be brought into use until the approved scheme has been completed which shall thereafter be retained.

Reason: In the interests of visual amenity and impact upon the Green Belt and to accord with Policies LP2, LP24 & LP56 of the Kirklees Local Plan, and policies within chapters 12 and 13 of the National Planning Policy Framework.

The following has been submitted;

- EM019.24 THONGSBRIDGE - GENERAL ARRANGEMENT DRAWINGS
- TTFC: Panoramic Padel Court – materials and finishes
- TECH SHEET PANORAMIC COURT(x1)
- 20246291002W-Canopy Tech File (generic brochure – not site specific)
- 5 Bay Modular Building, Proposed Plan and Elevations 10-107 0 (building existing to move)

To discharge condition 9 the above plans and elevations of the covered padel court, the open padel court have been supplied by Portico. Drawings of the repositioned modular building are supplied relating to the existing building on site.

The padel court structure is built from galvanized steel profiles of various sizes, including reinforced 3 m pilasters, panoramic front frames, mesh-supporting frames, and corner pillars. All components are assembled using self-locking steel screws, threaded metal anchors, and welded wire mesh (50×50×4 mm). Glass-support frames use 100×100×2 mm steel, while mesh frames use 60×40×2 mm steel. Support pillars range from 60×60 mm to 80×80 mm with heavy-duty anchor plates for stability. The document titled

'TTFC: Panoramic Padel Court – materials and finishes' sets out the materials schedule including the steel framework and columns, the welded mesh and tempered glass panels, and the coating/paint finish. The submitted details are therefore recommended to be approved. It is noted that Condition 9 does state that the development shall not be brought into use until it is completed in accordance with the approved scheme which shall be retained thereafter. This condition therefore remains in perpetuity.

DECISION LETTER TEXT

Condition 5

You have submitted:

- LAD-563.PPCD-1 Tree Protection and Buffer Zones
- LAD-563.PPF-02 Carpark Planting and Trees
- Condition 5 Statement 2024/62/91002W
- Construction & Environmental Plan (JCA Ref: 21251b dated 01/07/2025)

The submitted information is considered to be acceptable to satisfy the requirements of Condition 5 and therefore Condition 5 is discharged. It is a requirement of this condition that the development is carried out in accordance with the approved scheme therefore this condition will remain in effect until all works comprised within the measures specified above have been carried out in full. Once completed, the measures are required to be retained thereafter.

Condition 6

You have submitted:

- Construction & Environmental Plan (JCA Ref: 21251b dated 01/07/2025)
- EM019.24 THONGSBRIDGE – Padel court + obtrusive light study
- PADEL Court lighting & Obtrusive light analysis
- EM019.24_Thongsbridge_POW_V1

The submitted information is considered to be acceptable to satisfy the requirements of Condition 6 and therefore Condition 6 is discharged. It is a requirement of this condition that the development is carried out in accordance with the approved scheme therefore this condition will remain in effect until all works comprised within the measures specified above have been carried out in full. Once completed, the measures are required to be retained thereafter.

Condition 7:

You have submitted:

- Construction & Environmental Plan (JCA Ref: 21251b dated 01/07/2025)
- EM019.24_Thongsbridge_POW_V1
- LAD-563.PPF-02 Carpark Planting and Trees

The submitted information is considered to be acceptable to satisfy the requirements of Condition 7 and therefore Condition 7 is discharged. It is a requirement of this condition that the development is carried out in accordance with the approved scheme therefore this condition will remain in effect until all works comprised within the measures specified above have been carried out in full. Once completed, the measures are required to be retained thereafter.

Condition 9

You have submitted:

- EM019.24 THONGSBRIDGE - GENERAL ARRANGEMENT DRAWINGS
- TTFC: Panoramic Padel Court – materials and finishes
- TECH SHEET PANORAMIC COURT(x1)
- 20246291002W-Canopy Tech File (generic brochure – not site specific)
- 5 Bay Modular Building, Proposed Plan and Elevations 10-107 0 (building existing to move)

The submitted information is considered to be acceptable to satisfy the requirements of Condition 9 and therefore Condition 9 is discharged. It is noted that Condition 9 does state that the development shall not be brought into use until it is completed in accordance with the approved scheme which shall be retained thereafter. This condition therefore remains in perpetuity.