

**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:	2025/44/93036/W
Site Address:	Land adj, 21, Thomas Street, Lindley, Huddersfield, HD3 3JJ
Description:	Discharge of details reserved by condition 7 (access closure plan) on previous permission 2023/91408 for erection of care home (Class C2) with sub-station, associated car parking, access, servicing, landscaping and other associated works
Recommending Officer:	William Simcock

DECISION – Discharge of Condition - Approve

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.

Jillian Rann

AUTHORISED OFFICER

Date: 09-Dec-2025

Officer Report

Application: 2025/93036

Application site: Land adjacent to 21 Thomas Street, Lindley, Huddersfield

Proposal: Erection of care home (Class C2) with sub-station, associated car parking, access, servicing, landscaping and other associated works

This application discharge of condition 7 (access closure plan) on previous permission 2023/91408 for erection of care home (Class C2) with sub-station, associated car parking, access, servicing, landscaping and other associated works.

Assessment

Condition 7

Condition wording:

7. No part of the development shall be brought into use until the existing accesses from Brian Street to the east of the site frontage and the access onto Thomas Street have been permanently closed, any redundant footway crossings removed, the footway reinstated and the new access constructed and brought into use in accordance with details that have previously been approved in writing by the Local Planning Authority.

Reason: *To avoid danger and inconvenience to highway users as well as to achieve a satisfactory and safe layout, in accordance with Policy LP21 of the Kirklees Local Plan and Chapters 9 and 12 of the National Planning Policy Framework.*

The following documents have been submitted:

- 10-6102-300C, S184 applications, Brian Street & Thomas Street
- 10-6102-301C, S184 application, Brian Street.
- 10-6102-302C, S184 application, Thomas Street.
- 10-6102-303C, Thomas Street & Brian Street, Typical Details & Notes (Drawing 1 of 2).
- 10-6102-304, Thomas Street & Brian Street, Typical Details & Notes (Drawing 2 of 2).
- H&T/SS/RCT733853, approval letter for construction of vehicle crossing facility.

KC Highways Asset Maintenance confirm that approval of the above works (including the construction of the new access, the closure of the two access points and restoration of the footway) has been granted via an application under Section 184 of the Highway Act and that these works have been completed. KC Highways Development Management confirm that the works that have been undertaken are satisfactory and have no objection to approval being granted.

It is recommended that the details in respect of this condition be approved. The initial requirements of this condition have been complied with. The condition will be discharged by the approved new access being brought into use.

Recommendation: Approve details

Report Dated: 09/12/2025

Proposed Letter Text

Condition 7

You have submitted the following documents pursuant to condition 7:

- 10-6102-300C, S184 applications, Brian Street & Thomas Street
- 10-6102-301C, S184 application, Brian Street.
- 10-6102-302C, S184 application, Thomas Street.
- 10-6102-303C, Thomas Street & Brian Street, Typical Details & Notes (Drawing 1 of 2).
- 10-6102-304, Thomas Street & Brian Street, Typical Details & Notes (Drawing 2 of 2).
- H&T/SS/RCT733853, approval letter for construction of vehicle crossing facility.

All of the submitted details are considered satisfactory and are hereby approved.

The details in respect of this condition are hereby approved. The initial requirements of this condition have been complied with. The condition will be discharged by the approved new access being brought into use.