



Application Number	
Date Logged	
Receipt No	Fee Received
Card	Other
KIRKLEES COUNCIL VALIDATION CHECKLIST	SUPPLY 1 COPY ONLY

Planning - PO Box 1720, Huddersfield, HD1 9EL
E-mail: planning.portal@kirklees.gov.uk Tel: 01484 414746

Application for Planning Permission

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x) Northing (y)

Description

Applicant Details

Name/Company

Title

Mr

First name

Jamie

Surname

Tully

Company Name

Address

Address line 1

9 North Field Park Gardens

Address line 2

Address line 3

Town/City

Anna

County

Dumfriesshire

Country

Scotland

Postcode

DG125FB

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Contact Details

Primary number

**** REDACTED ****

Secondary number

Fax number

Email address

**** REDACTED ****

Site Area

What is the measurement of the site area? (numeric characters only).

260.00

Unit

Sq. metres

Description of the Proposal

Please note in regard to:

- **Fire Statements** - From 1 August 2021, planning applications for buildings of over 18 metres (or 7 stories) tall containing more than one dwelling will require a 'Fire Statement' for the application to be considered valid. There are some exemptions. [View government planning guidance on fire statements](#) or [access the fire statement template and guidance](#).
- **Permission In Principle** - If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.
- **Public Service Infrastructure** - From 1 August 2021, applications for certain public service infrastructure developments will be eligible for faster determination timeframes. See help for further details or [view government planning guidance on determination periods](#).

Description

Please describe details of the proposed development or works including any change of use

Erection of one detached dwelling

Has the work or change of use already started?

Yes

No

Existing Use

Please describe the current use of the site

Wasteland

Is the site currently vacant?

Yes

No

If Yes, please describe the last use of the site

The site has had domestic garages on it

When did this use end (if known)?

01/06/2025

Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated

Yes

No

Land where contamination is suspected for all or part of the site

Yes

No

A proposed use that would be particularly vulnerable to the presence of contamination

Yes

No

Materials

Does the proposed development require any materials to be used externally?

Yes

No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material)

Type:

Roof

Existing materials and finishes:

N/A

Proposed materials and finishes:

Slate effect roof tiles

Type:

Walls

Existing materials and finishes:

N/A

Proposed materials and finishes:

Reconstituted stone

Type:

Windows

Existing materials and finishes:

N/A

Proposed materials and finishes:

UPVC Window frames & doors (anthracite grey)

Type:

Doors

Existing materials and finishes:

N/A

Proposed materials and finishes:

UPVC Doors (anthracite grey)

Are you supplying additional information on submitted plans, drawings or a design and access statement?

Yes

No

If Yes, please state references for the plans, drawings and/or design and access statement

150 AP001 Rev C - Location Plan & Existing Siteplan
150 AP005 Rev H - Proposed Siteplan
150 AP006 Rev K - Proposed Siteplan with Ground Floor
150 AP007 Rev F - Proposed House Elevations
150 AP010 Rev F - Existing & Proposed Street Elevation
150 AP011 Rev C - Existing & Proposed Site Section BB
150 AP013 Rev B - Proposed House Plans
150 AP030 Rev - Proposed Rainwater Drainage Strategy

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway?

Yes

No

Is a new or altered pedestrian access proposed to or from the public highway?

- Yes
 No

Are there any new public roads to be provided within the site?

- Yes
 No

Are there any new public rights of way to be provided within or adjacent to the site?

- Yes
 No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

- Yes
 No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state their reference numbers

150 AP001 Rev C - Location Plan & Existing Site Plan
150 AP005 Rev H - Proposed Siteplan

Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

- Yes
 No

Trees and Hedges

Are there trees or hedges on the proposed development site?

- Yes
 No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

- Yes
 No

Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's [Flood map for planning](#). You should also refer to national [standing advice](#) and your local planning authority requirements for information as necessary.)

- Yes
 No

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

- Yes
 No

Will the proposal increase the flood risk elsewhere?

- Yes
 No

How will surface water be disposed of?

- Sustainable drainage system
- Existing water course
- Soakaway
- Main sewer
- Pond/lake

Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

a) Protected and priority species

- Yes, on the development site
- Yes, on land adjacent to or near the proposed development
- No

b) Designated sites, important habitats or other biodiversity features

- Yes, on the development site
- Yes, on land adjacent to or near the proposed development
- No

c) Features of geological conservation importance

- Yes, on the development site
- Yes, on land adjacent to or near the proposed development
- No

Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

Biodiversity net gain

Biodiversity net gain is a legal requirement for planning permission introduced on 12 February 2024. All applications are required to either provide detailed information proving there will be a biodiversity increase; or explain why the requirement does not apply to the development.

Do you believe that, if the development is granted permission, the general Biodiversity Gain Condition (as set out in [Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 \(as amended\)](#)) would apply?

- Yes
- No

Please provide the pre-development biodiversity value of onsite habitats on the date of calculation

0.03

Please provide the date the onsite pre-development biodiversity value was calculated

19/11/2025

Note: This should be either the date of the application, or an earlier proposed date

If an earlier date, to the date of the planning application, has been used, please provide details why this date has been used

N/A

When was the version of the biodiversity metric used published?

10/11/1234

Please provide the reference or supporting document/plan names for the:

- i. Biodiversity metric calculation
- ii. Onsite irreplaceable habitats (if applicable)
- iii. Onsite habitats existing on the date of the application for planning permission (if applicable)

<p>Document/Plan: Biodiversity metric calculation</p> <p>Document name/reference: The Statutory Biodiversity Metric</p>
<p>Document/Plan: Other (please specify)</p> <p>Please specify: Biodiversity Net Gain Report produced by ecologist Collington Winter</p> <p>Document name/reference: Deighton Road BNG Final</p>

Note: You must supply a complete biodiversity metric calculation with your application. Plans must be drawn to an identified scale, and show the direction of North.

Has there been any loss (or degradation) of any onsite habitat(s), resulting from activities carried out before the date the onsite pre-development biodiversity value was calculated. Either:

- on or after 30 January 2020 which were not in accordance with a planning permission; or
- on or after 25 August 2023 which were in accordance with a planning permission?

- Yes
- No

Please provide the pre-development value of the onsite habitat before these activities were carried out

0.03

Please provide the date the pre-development biodiversity value was calculated?

04/11/2025

Please provide supporting evidence

BNG Report and Metric Calculations are provided

Does the development site have irreplaceable habitats (corresponding to the descriptions in [Column 1 of the Schedule in the Biodiversity Gain Requirements \(Irreplaceable Habitat\) Regulations \(2023\)](#)) which are:

- i. on land to which the application relates; and
- ii. exist on the date of the application for planning permission, (or an earlier agreed date)

- Yes
- No

Foul Sewage

Please state how foul sewage is to be disposed of:

- Mains sewer
- Septic tank
- Package treatment plant
- Cess pit
- Other
- Unknown

Are you proposing to connect to the existing drainage system?

- Yes
- No
- Unknown

If Yes, please include the details of the existing system on the application drawings and state the plan(s)/drawing(s) references

150 AP030 Rev- Proposed Rainwater Drainage Scheme

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

- Yes
- No

If Yes, please provide details:

A bin store large enough to accommodate domestic bins for each waste type is indicated on drawing AP006 Proposed Siteplan with Ground Floor Plan

Have arrangements been made for the separate storage and collection of recyclable waste?

- Yes
- No

If Yes, please provide details:

A bin store large enough to accommodate domestic bins for each waste type is indicated on drawing AP006 Proposed Siteplan with Ground Floor Plan

Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

- Yes
- No

17. Residential Units (Including Conversion)

Does your proposal include the gain, loss or change of use of residential units? Yes No
 If Yes, please complete details of the changes in the tables below:

Proposed Housing							
Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						<i>a</i>
Flats/maisonettes	<input type="checkbox"/>						<i>b</i>
Sheltered housing	<input type="checkbox"/>						<i>c</i>
Bedsit/studios	<input type="checkbox"/>						<i>d</i>
Cluster flats	<input type="checkbox"/>						<i>e</i>
Other	<input type="checkbox"/>						<i>f</i>
Totals (a + b + c + d + e + f) =							<i>A</i>

Social, Affordable or Intermediate Rent							
Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						<i>a</i>
Flats/maisonettes	<input type="checkbox"/>						<i>b</i>
Sheltered housing	<input type="checkbox"/>						<i>c</i>
Bedsit/studios	<input type="checkbox"/>						<i>d</i>
Cluster flats	<input type="checkbox"/>						<i>e</i>
Other	<input type="checkbox"/>						<i>f</i>
Totals (a + b + c + d + e + f) =							<i>B</i>

Affordable Home Ownership							
Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						<i>a</i>
Flats/maisonettes	<input type="checkbox"/>						<i>b</i>
Sheltered housing	<input type="checkbox"/>						<i>c</i>
Bedsit/studios	<input type="checkbox"/>						<i>d</i>
Cluster flats	<input type="checkbox"/>						<i>e</i>
Other	<input type="checkbox"/>						<i>f</i>
Totals (a + b + c + d + e + f) =							<i>C</i>

Starter Homes							
Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						<i>a</i>
Flats/maisonettes	<input type="checkbox"/>						<i>b</i>
Bedsit/studios	<input type="checkbox"/>						<i>c</i>
Other	<input type="checkbox"/>						<i>d</i>
Totals (a + b + c + d) =							<i>D</i>

Self Build and Custom Build							
Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						<i>a</i>
Flats/maisonettes	<input type="checkbox"/>						<i>b</i>
Bedsit/studios	<input type="checkbox"/>						<i>c</i>
Other	<input type="checkbox"/>						<i>d</i>
Totals (a + b + c + d) =							<i>E</i>

Total proposed residential units (A + B + C + D + E) =

Existing Housing							
Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						<i>a</i>
Flats/maisonettes	<input type="checkbox"/>						<i>b</i>
Sheltered housing	<input type="checkbox"/>						<i>c</i>
Bedsit/studios	<input type="checkbox"/>						<i>d</i>
Cluster flats	<input type="checkbox"/>						<i>e</i>
Other	<input type="checkbox"/>						<i>f</i>
Totals (a + b + c + d + e + f) =							<i>F</i>

Social, Affordable or Intermediate Rent							
Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						<i>a</i>
Flats/maisonettes	<input type="checkbox"/>						<i>b</i>
Sheltered housing	<input type="checkbox"/>						<i>c</i>
Bedsit/studios	<input type="checkbox"/>						<i>d</i>
Cluster flats	<input type="checkbox"/>						<i>e</i>
Other	<input type="checkbox"/>						<i>f</i>
Totals (a + b + c + d + e + f) =							<i>G</i>

Affordable Home Ownership							
Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						<i>a</i>
Flats/maisonettes	<input type="checkbox"/>						<i>b</i>
Sheltered housing	<input type="checkbox"/>						<i>c</i>
Bedsit/studios	<input type="checkbox"/>						<i>d</i>
Cluster flats	<input type="checkbox"/>						<i>e</i>
Other	<input type="checkbox"/>						<i>f</i>
Totals (a + b + c + d + e + f) =							<i>H</i>

Starter Homes							
Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						<i>a</i>
Flats/maisonettes	<input type="checkbox"/>						<i>b</i>
Bedsit/studios	<input type="checkbox"/>						<i>c</i>
Other	<input type="checkbox"/>						<i>d</i>
Totals (a + b + c + d) =							<i>I</i>

Self Build and Custom Build							
Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						<i>a</i>
Flats/maisonettes	<input type="checkbox"/>						<i>b</i>
Bedsit/studios	<input type="checkbox"/>						<i>c</i>
Other	<input type="checkbox"/>						<i>d</i>
Totals (a + b + c + d) =							<i>J</i>

Total existing residential units (F + G + H + I + J) =

TOTAL NET GAIN or LOSS of RESIDENTIAL UNITS (Proposed Housing Grand Total - Existing Housing Grand Total):

All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

Note that 'non-residential' in this context covers all uses except Use Class C3 Dwellinghouses.

- Yes
- No

Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

- Yes
- No

Hours of Opening

Are Hours of Opening relevant to this proposal?

- Yes
 No

Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

- Yes
 No

Is the proposal for a waste management development?

- Yes
 No

Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

- Yes
 No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- Yes
 No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- The agent
 The applicant
 Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- Yes
 No

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- Yes
- No

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- Yes
- No

Is any of the land to which the application relates part of an Agricultural Holding?

- Yes
- No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act.

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

- The Applicant
- The Agent

Title

First Name

Surname

Declaration Date

29/09/2025

Declaration made

Declaration

I/We hereby apply for Full planning permission as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

David George

Date

19/11/2025