

KIRKLEES METROPOLITAN COUNCIL INVESTMENT & REGENERATION SERVICE

DEVELOPMENT MANAGEMENT

Town and Country Planning 1990 (as amended) – SECTION 70

DELEGATED DECISION TO DETERMINE PLANNING APPLICATIONS

Reference No: 2025/61/93349/W

Site Address: land at, Mount Pleasant, Plains Lane, Marsden,
Huddersfield, HD7 6AN

Description: Reserved matters application (Landscaping) pursuant to outline permission 2024/93046 (access, layout, scale, appearance) for demolition of stables and erection of residential development for 3 self-build/custom build dwellings including associated works

Recommending Officer: Kerri Simpson

DECISION – Reserved Matters - 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.

Kirsty Nicholls

AUTHORISED OFFICER

Date: 20-Feb-2026

Officer Report – 2025/93349

Land at, Mount Pleasant, Plains Lane, Marsden, Huddersfield, HD7 6AN

Site Description

The application site is circa 0.94 Hectares located on the northern side of the unclassified Road, Plains Lane. The site is of an equestrian use, comprising a single storey timber clad L-shaped stable block with pitched roof and roof lights, accompanied by a compact area of hard standing and a former store building. Access to the site is attainable from Plains Lane and there is an existing circa 15m long track within the application site.

Topographically, the site slopes from the east to the west, with a mixture of shrub, stone wall, and temporary fencing on the boundaries. The site is located approximately 1.1 Kilometers (0.7 miles or 4 minutes' drive) from Marsden District Centre. It is situated on the edge of a built-up area, bounded by vacant grassland in the applicant's ownership, denoted by the blue line boundary on the site location plan.

Beyond the application site and other land owned by the applicant, there are circa 1940's to 19060s two storey semi-detached and terrace blocks of post war dwellings on Dirker Bank Road, Dirker Avenue and Plains Lane to the southwest, to the north are semidetached pair "Mount Pleasant Barn" and "Mount Pleasant Farm", while to the northeast to southeast is greenfield land.

Description of Proposal

The Scheme

This application is seeking Reserved Matters approval for landscaping, pursuant to outline consent (2024/93046) which granted permission on 6th June 2025 for the demolition of stables and erection of residential development for 3 self-build/custom build dwellings including associated works. All matters were for consideration except landscaping.

The proposed landscaping scheme includes details of hard and soft landscaping, boundary treatments and surface treatments within the red line boundary. The submitted landscaping plan also illustrates additional landscaping within the blue line boundary; however, these areas fall outside the red lined application site ref 2024/93046 and do not form part of the consideration of this reserved matters application.

In addition, Condition 5 of the outline permission requests that a Detailed Invasive Species Management Plan is submitted to the Local Planning Authority as part of the reserved matters application for landscaping. Therefore, this been assessed as part of this submission.

Supporting Information

In addition to the submitted plans the following documents have been submitted to support the application:

- Ref 22214b/ADo Construction & Environmental Management Plan (prepared by JCA Limited, dated 24.09.2025)
- Ref 22214a/ADo Invasive Species Method Statement (prepared by JCA Limited, dated 24.09.2025)

The requirement for a Construction and Environmental Management Plan (CEMP:Biodiversity) is controlled through conditions attached to the outline planning permission and is not required to be approved as part of this landscaping reserved matters application. Therefore, this has not been assessed as part of this application.

History of Negotiations/ Amendments Received

There were no negotiations or amendments required.

Relevant Planning History

The most relevant planning history relates to the following planning applications:

2025/93348 - Discharge of details reserved by conditions 4 (CEMP), 8 (Boundary Treatment) on outline permission 2024/93046 (access, layout, scale, appearance) for demolition of stables and erection of residential development of 3 self-build/custom build dwellings including associated works – Pending decision

2025/NMA/93415 – Non material amendment to previous permission 2024/93046 for outline application (access, layout, scale, appearance) for demolition of stables and erection of residential development for 3 self-build/custom build dwellings including associated works – Refuse (09.01.2026)

2024/93046 - Outline application (access, layout, scale, appearance) for demolition of stables and erection of residential development for 3 self-build/custom build dwellings including associated works – Granted (06.06.2025)

2023/90238 - Certificate of lawfulness for proposed creation of new hardstanding and means of access– Withdrawn (24.11.2024).

99/90696 - Erection of stables and formation of caravan space – Granted (13.05.1999)

99/90699 - Agricultural notification for the prior approval of details for the erection of tractor garage – Granted (01.04.1999)

REPRESENTATIONS

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

The application has been publicised as a on the Council's website and by neighbour letter. The expiry date of the publicity period was 15th January 2026.

There were no letters of representation received.

CONSULTATIONS

KC Ecology Team: The Invasive Species Method Statement has been reviewed. This is acceptable and in line with the requirements of the condition.

ALLOCATIONS AND POLICIES

The site is unallocated within Kirklees Local Plan (adopted 2019).

The site falls within the following planning policy designations and constraints:

- Green Belt

The following legislation, policy and guidance is considered relevant to the determination of this application: -

Kirklees Local Plan

- LP1 Achieving Sustainable Development
- LP24 Design
- LP28 Drainage
- LP30 Biodiversity and Geodiversity
- LP32 Landscape

National Policies and Guidance

National planning policy and guidance is set out in National Policy Statements, primarily the National Planning Policy Framework (NPPF) published December 2024, the Planning Practice Guidance Suite (PPGS) first launched 6th March 2014 together with Circulars, Ministerial Statements and associated technical guidance. In this case the Technical housing standards – nationally described space standard guidance document (dated March 2015) is considered to be of relevance

The NPPF constitutes guidance for local planning authorities and is a material consideration in determining applications.

- Chapter 2 Achieving sustainable development
- Chapter 4 Decision-making
- Chapter 12 Achieving well-designed places
- Chapter 13 Protecting Green Belt land
- Chapter 15 Conserving and enhancing the natural environment

A consultation draft of the National Planning Policy Framework (the Framework) was published on 16 December 2025. As a consultation, the document is at an early stage and subject to change. Accordingly, for the purposes of this application, no weight is given to the current consultation document.

Supplementary Planning Documents

Housebuilders Design Guide SPD (adopted June 2021)
 The Biodiversity Net Gain Technical Advice Note (June 2021)
 The Conservation of Habitats and Species Regulations 2017

Legislation

The Town & Country Planning Act 1990 (as amended)
 The Planning and Compulsory Purchase Act 2004

Section 38(6) of the Planning and Compulsory Purchase Act 2004 sets out that in considering planning applications the determination must be made in accordance with the plan unless material considerations indicate otherwise

ASSESSMENT

Principle of Development

NPPF Paragraph 11 and 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 assessment. Paragraph 11 concludes that the presumption in favour of sustainable development does not apply where specific policies in the NPPF indicate development should be restricted.

In this instance, the principle of development has already been established through the grant of outline planning permission under 2024/93046. Matters relating to the principle of development, access, scale, layout and appearance have therefore already been determined at outline stage and are not for reconsideration as part of this application.

Accordingly, the sole matter for assessment under this reserved matters application is landscaping.

Landscaping

Section 12 of the NPPF discusses good design. Good design is a key aspect of sustainable development, it creates better places in which to live and work and helps to make development acceptable to communities.

Paragraphs 134 and 135 of the NPPF set out the requirements for high quality, beautiful and sustainable buildings and places. Paragraph 137 states that planning decisions should ensure developments are sympathetic to local character while not preventing innovation or change. Paragraph 140 highlights the importance of layout and building form in contributing to a strong sense of place.

Further to this, Paragraph 130 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.

Local Plan Policies LP1 and LP2 are also relevant. These policies underpin Policy LP24 and seek to achieve good quality design that retains a sense of local identity, which is in keeping with the scale of development in the local area and is visually attractive.

Policy LP24 of the Kirklees Local Plan requires all proposals to promote good design by ensuring layout, scale and density and appearance respects the character of surrounding development and landscape. It also expects development to provide adequate outdoor space and be visually attractive. In particular LP24 (i) sets out that the retention of valuable or important trees and where appropriate the planting of new trees and other landscaping to maximise visual amenity and environmental benefits.

The Kirklees Housebuilder Design Guide SPD sets out 'Principles' and expectations for development to respond positively to topography, existing building lines, and settlement patterns. It also seeks to ensure that new development integrates well with surroundings, with appropriate spacing, layout and massing that reflects local character.

At Paragraph 7.15 it sets out that building frontages that are dominated by hard landscaping and car parking that is within the plot and fronting on to the street should be avoided (see Principles 11 and 12) as this can result in dull and vehicular-dominated streetscapes.

At Paragraph 7.32 it sets out that providing planting and green space at different scales throughout a site can help maximise exposure to nature for both residents and visitors. Landscaping can maintain key and screen undesirable views and mitigate noise and air pollution

Principle 17 of the Council's adopted House Builders Design Guide Supplementary Planning Document (SPD) requires development to ensure an appropriately sized and useable area of private outdoor space is retained.

This application seeks approval of the reserved matters for landscaping only, pursuant to the outline planning permission. Consideration is therefore limited to the landscaping details proposed within the red line application boundary. Whilst the submitted landscaping plan also illustrates additional planting and landscaping treatment within the blue line boundary, these fall outside the application site and do not form part of the assessment of this reserved matters application.

Within the red line boundary, the submitted landscaping scheme incorporates a balanced approach to landscaping which reflects the limited size of the application site and seeks to soften the appearance of the development. Hard landscaping is confined to a relatively small area and includes permeable paving around the footprint of the dwelling, at the access and adjacent the bin/bike storage forming defined access routes and primary pedestrian connections. Permeable eco-paving with gravel is proposed to the standard parking areas, with a permeable grass filled eco paving grid forming the footpath leading from the highway into the site.

The use of varied permeable surface treatments across the site would reduce the visual dominance typically associated with hardstanding and provides a more visually broken and informal appearance, appropriate to the site's scale and setting within the Green Belt. Given the limited extent of the red line boundary, the amount of hard surfacing proposed is modest and proportionate to the development.

Boundary treatments within the red line boundary comprises low gabion baskets constructed in natural stone, limited to a height of circa 600mm, forming the boundaries between the compact private amenity spaces along with the eastern and western boundaries. Post and wire fencing, combined with grassed areas are proposed at the access, ensuring a soft and visually permeable edge, along with appropriately scaled treatment to allow the retention of suitable visibility splays.

The surrounding land also benefits from existing changes in land levels. The natural variation in ground levels along with the existing vegetation would soften views of the hard landscaped areas and built form, particularly when considered in the context of the wider landscape. As a result, the proposed landscaping within the red line boundary would not appear visually prominent.

In conclusion, the landscaping proposals are considered appropriate in scale, material choice and layout and would provide an acceptable level of visual amenity. The scheme would therefore accord with Policy LP24(i) of the Kirklees Local Plan, the Housebuilders Design Guide SPD and Chapter 12 of the National Planning Policy Framework.

Invasive Species Management Plan

Chapter 15, Paragraphs 190, 191, 192, 194 and 195 of the NPPF (December 2024) collectively seek to protect and enhance the natural environment by

securing measurable biodiversity net gains, safeguarding irreplaceable habitats, and ensuring that harm to biodiversity is avoided, mitigated or, only where absolutely necessary, compensated.

Policy LP30 of the Kirklees Local Plan seeks to ensure that development proposals protect and enhance the natural environment. This includes safeguarding species and habitats of principal importance, avoiding significant harm to biodiversity, and securing measurable biodiversity net gains wherever possible.

The outline planning permission includes the following condition:

Condition 5

As part of the submission of the reserved matter relating to landscaping, a detailed Invasive Species Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The Plan shall include:

- A survey identifying the extent of invasive non-native plant species on the site (if any)
- A method statement outlining measures to prevent the spread during construction, and
- Proposed control and eradication measures including timescale for implementation.

The development shall thereafter be carried out in accordance with the approved details.

Reason: To ensure the protection of ecological interests on the site and the wider environment in accordance with Policy LP30 of the Kirklees Local Plan and Chapter 15 of the National Planning Policy Framework 2024.

An Invasive Species Management Plan has been submitted with the application. This document has been reviewed by the Councils Ecology Officer who considers the document acceptable for the purpose of discharging this element of the condition. The details are therefore consistent with the aims of Policy LP30 of the Kirklees Local Plan and Chapter 15 of the NPPF.

Other Matters

Conditions attached to the outline planning permission remain in force and continue to apply to the development. Only conditions directly related to the reserved matter of landscaping are imposed as part of this decision.

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, the proposed

development would constitute sustainable development and is therefore recommended for approval.

Decision Authorisation: Delegated

Powers Application Number:

2025/93349

Officer Recommendation: APPROVE RESERVED MATTERS

CONSENT

Conditions

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 so as to ensure the satisfactory appearance of the development on completion, and to accord with Policies LP1, LP24, LP28, LP30 and LP32 of the Kirklees Local Plan, the Council's Housebuilders Design Guide SPD, and the policies within Chapters 2, 4, 12, 13 and 15 of the National Planning Policy Framework.

1. The approved landscaping scheme, as shown on drawing number, 37/2405/15C Proposed Landscaping Plan, dated 11th November 2025, shall be implemented in full prior to the first occupation of the development, in accordance with the approved plans, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of visual amenity and residential amenity, and to comply with Policy LP24 of the Kirklees Local Plan and Chapter 12 of the National Planning Policy Framework.

2. All landscaping works forming part of the development shall be carried out in full accordance with the approved Invasive Species Method Statement, referenced 22214a/ADo, prepared by JCA Limited and dated 24.09.2025. The approved measures shall be implemented prior

to and during the carrying out of the approved landscaping works and retained thereafter, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure appropriate management of invasive species in the interests of biodiversity and environmental protection in accordance with Policy LP30 of the Kirklees Local Plan and Chapter 15 of the National Planning Policy Framework.

NOTE: The granting of planning permission does not authorise the carrying out of works within the highway and 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 Design Engineer (Kirklees Street Scene: 01484 221000) 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.

NOTE: Any retaining features affecting the highway will require formal technical approval by the Council as the Highway Authority. It is the applicant's responsibility to find out whether the work approved by this planning permission requires written approval from the highways structures team for works near or abutting highway and any retaining structures. We would recommend providing details of all proposed retaining features and underground storage facilities (including pipes) to Farhad Khatibi (structures team leader 01484 221000) at the earliest opportunity, who will be able to advise you of the necessary requirements in more detail.

Plans and specifications schedule:-

Plan / Document Type	Reference	Date Received
LANDSCAPING PLAN	37/2405/15C	10/12/2025
Invasive Species Method Statement	22214a/ADo	10/12/2025

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. There were no amendments or negotiations required.

Report Dated: 18th February 2026

