

Enquiries to: Nicole Helliwell

Ben Brown,
Peacock & Smith
Central House, 47, St Paul's Street
Leeds
LS1 2TE

Kirklees Direct
Tel: 01484 414746
Email: nicole.helliwell@kirklees.gov.uk

Date: 06-Feb-2026
Our Ref: 2025/93450

Dear Sir/Madam

**TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT)
(ENGLAND) ORDER 2015
NOTIFICATION OF PROPOSED CHANGE OF USE AND BUILDING OPERATIONS
APPLICATION NUMBER: 2025/93450
AT: Fleece Farm, 15, Midway, South Crosland, Huddersfield, HD4 7DA**

I refer to your submission of details relative to the proposed change of use and any building operations as described below which was received by the Local Planning Authority on 15-Dec-2025.

Prior notification for change of use of 2 agricultural buildings to 6 dwellings

The proposal is not acceptable to the Council, and notice is hereby given that the details submitted have been refused for the following reason(s);

1. The buildings do not have suitable existing access to a public highway contrary to sub-paragraph Q.1 (p) of Class Q, Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Plans and specifications schedule: -

Plan Type	Reference	Revision	Date Received
Block Plan	(20)002	-	15/12/2025
Proposed GA Barn 1	(20)001	-	15/12/2025
Proposed GA Barn 2	(20)001	-	15/12/2025
Block Plan	(20)002	-	15/12/2025
Proposed Block Plan	(20)003	-	15/12/2025
Preliminary Ecological Appraisal	22849/RPS	-	08/01/2026
Bat Emergence Survey	22849a/RPS	-	15/12/2025

Bat Emergence Survey Report	ER-8821-01	-	15/12/2025
Phase 1 Environmental Desk Study Report	C5361/25/E/8261	-	15/12/2025
Structural Inspection Report	25294-SIR-001	-	15/12/2025
Drainage Strategy	23484	-	15/12/2025
Transport Note	-	-	15/12/2025
Planning Statement	6332	-	15/12/2025

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 has, 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.

No requests for further information were undertaken in the assessment of this prior approval application as the proposed development would not benefit from a general planning permission under the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

If the applicant is aggrieved by the decision of the Local Planning Authority to refuse details of the proposed development, he/she may appeal to the Secretary of State for the Environment in accordance with Section 78 of the Town and Country Planning Act 1990 within six months of the date of issue of this notice. Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at [The Planning Inspectorate Website](#) . Further information on the Planning Appeal process can be found online at [The Planning Inspectorate Website](#).

The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that approval of details could not have been granted by the Local Planning Authority having regard to the statutory requirements to the provisions of the development order, and to any directions given under the order.

Further correspondence regarding this application should bear the reference on this letter.

Customer Feedback

An important part of improving our service is to review your feedback on the way that we have dealt with your planning application(s). Please take a couple of minutes to email your comments to dc.admin@kirklees.gov.uk so that we can work on continually improving our customer service. Thank you.



Kirklees Council
Planning and Development Service
PO Box 1720
Huddersfield
HD1 9EL

Yours faithfully

Mathias Franklin
Head of Planning and Development