

Strata Homes

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Ref: PP-14557974

Date: 11/12/25

Dear Sir or Madam

**APPLICATION FOR SECTION 96A - NON-MATERIAL AMENDMENT OF PLANNING
PERMISSION REF: 2021/62/93567/E (DEMOLITION OF EXISTING COMMERCIAL BUILDINGS
AND ERECTION OF 180 DWELLINGS WITH ASSOCIATED WORKS) FOR THE
DEVELOPMENT OF LAND OFF WESTGATE, CLECKHEATON, BD19 5DR.**

We hereby submit a Section 96A - Non-Material Amendment application in respect of planning permission reference 2021/62/93567/E for the development of Land at Westgate, Cleckheaton, BD19 5DR.

The application has been submitted via the planning portal (ref: PP-14557974). The application fee of £293 will now have been cleared via the Planning Portal upon the Local Planning Authority's receipt of this application. In addition to this cover letter and the application form, the application is accompanied by the information as detailed below.

Amendment to Approved House Type Drawings:

House Types Approved via Full Planning Application Ref: 2021/93567

- MY- A 451

- MY A - 352 (Stone)
- MY A - 352 (Brickwork (Red))
- MY A - 352 (Brickwork (Buff))
- MY A - 251 (Stone)
- MY A - 251 (Brickwork (Red))
- MY A - 251 (Brickwork (Buff))
- MY A - 251 (Heads and Sills, Plots 1 - 4 and 179 - 180)
- M3 - 601

House Type Approved Via Non-Material Amendment Application Ref: 2025/92574

- HT2A - Planning Drawing (Dwg: BY00099-P1-01-A2)

Reason for House Type Change:

As Kirklees Council are aware, this site is being delivered in partnership with Thirteen Housing Group. Following a review of the approved house type drawings, Thirteen Housing Group have identified a number of additional enhancements that they would like to see incorporated into the façades of the proposed dwellings.

As a result, an updated package of plans for each house type has been prepared, incorporating the requested enhancements. These changes are outlined below:

Canopy:

- Additional brick detailing has been incorporated around the front door, with the addition of a Glass Reinforced Plastic canopy.

Windows:

- A header brick detail has been introduced between the ground floor and first floor windows, enhancing the architectural character of the dwellings.

Brick Detailing:

- A distinctive brick course detailing has been incorporated along the façades of the dwellings to provide visual interest on all elevations and improve the overall streetscape of the development.

The table below outlines the house types that are intended to supersede the house types that were approved as part of the Full Planning Application 2021/93567 and Non-material Amendment Application 2025/92574:

Mix	Approved House Type Drawings Via Full Planning Application & NMA Application	Proposed House Type Drawings
AH5	MY - A 451	MY AL - 451 Planning Stone (Dwg: 101) & MY AL - 451 Planning Brick (Dwg: 100)
Bungalow	MY A - 205	HT2A - Planning Drawing (Dwg: BY00099-P1-01-A3)
T2	MY A - 352 (Stone)	M3 - 301 Stone As End Planning Drawing (Dwg: 01)
T2	MY A - 352 (Brickwork (red))	M3-301 Brick As End Planning Drawing (Dwg: 01 Rev: B)
T2	MY A - 352 (Brickwork (buff))	M3-301 Brick As End Planning Drawing (Dwg: 01 Rev: B)
T1	MY A - 251 (Stone))	MY AL - 251 Planning Stone (Dwg: 101)
T1	MY A - 251 (Brickwork (red))	MY AL - 251 Planning Brickwork (Dwg: 100)
T1	MY A - 251 (Brickwork (buff))	MY AL - 251 Planning Brickwork (Dwg: 100)
T1	MY A - 251 (heads and sills, plots 1 - 4 and 179 - 180)	MY AL - 251 Planning Stone (Dwg: 101)
3B4PCT-933	M3-601	M3 - 604 Stone Westgate, Cleckheaton Planning Drawing (Dwg: 01)

The CGIs below illustrate the proposed finishes of the house types and demonstrate the appearance of the dwellings:





This application therefore seeks approval for the proposed house type drawings, with the plans listed below forming the updated package of drawings:

- MY AL - 451 Planning Stone (Dwg: 101)
- MY AL - 451 Planning Brick (Dwg: 100)
- HT2A - Planning Drawing (Dwg: BY00099-P1-01-A3)
- M3 - 301 Stone As End Planning Drawing (Dwg: 01)
- M3-301 Brick As End Planning Drawing (Dwg: 01 Rev: B)
- MY AL - 251 Planning Stone (Dwg: 101)
- MY AL - 251 Planning Brickwork (Dwg: 100)
- M3 - 604 Stone Westgate, Cleckheaton Planning Drawing (Dwg: 01)

Re-wording of Condition 12:

Condition 12 relates to the repair and renewal of the existing watercourse, and required the submission of a detailed, long-term maintenance and management strategy.

The discharge of condition 12 application 2024/91942 was approved in October 2024 and discharged condition 12 in its entirety.

The condition wording states the following:

'Prior to development commencing, an assessment of the condition of open channel and piped watercourse sections through the site, including but not limited to Blackup Beck, shall be carried out.

From this assessment a scheme detailing the repair and/or renewal requirements for watercourses shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include trash screen and safety screen requirements, and a detailed maintenance and management regime for the piped and open sections of the watercourse (and ancillary screens) in the form of risk assessment and method statement, culminating in an itinerary and schedule of tasks.

No part of the development shall be brought into use until the watercourse works comprising the approved scheme have been completed. The maintenance and management regimes shall be implemented thereafter.'

Following further technical due diligence on the site-wide drainage strategy, it has become clear that the works associated with the watercourse, cannot be completed prior to the occupation of the plots.

In order to prevent any delays to the occupation of the dwellings and, in turn, to Strata's construction programme, it is proposed that condition 12 is to be reworded accordingly.

Such amendment will ensure that condition 12 does not prevent dwellings to be handed over to Thirteen Housing Group and therefore enables plot occupation to take place with ease upon each handover.

On the basis of the above, it is proposed that condition 12 is reworded from:

'Prior to development commencing, an assessment of the condition of open channel and piped watercourse sections through the site, including but not limited to Blackup Beck, shall be carried out.

From this assessment a scheme detailing the repair and/or renewal requirements for watercourses shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include trash screen and safety screen requirements, and a detailed maintenance and management regime for the piped and open sections of the watercourse (and ancillary screens) in the form of risk assessment and method statement, culminating in an itinerary and schedule of tasks.

No part of the development shall be brought into use until the watercourse works comprising the approved scheme have been completed. The maintenance and management regimes shall be implemented thereafter.'

To:

Prior to development commencing, an assessment of the condition of open channel and piped watercourse sections through the site, including but not limited to Blackup Beck, shall be carried out.

From this assessment a scheme detailing the repair and/or renewal requirements for watercourses shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include trash screen and safety screen requirements, and a detailed maintenance and management regime for the piped and open sections of the watercourse (and ancillary screens) in the form of risk assessment and method statement, culminating in an itinerary and schedule of tasks.

Prior to the public open space at the south of the development being brought into use, the watercourse works comprising of the approved scheme shall have been completed. The maintenance and management regimes shall be implemented thereafter.'

A meeting was held on 7th October 2025 with Nick Hirst, Team Planning Leader at Kirklees Council, and Paul Farndale, LLFA Officer at Kirklees Council, during which both confirmed their satisfaction with the proposed rewording to condition 12.

It must be noted that the drainage plan appended to the report titled 'Blacup Beck Condition Assessment Report (Rev: A)' that was approved via the discharge of condition 12 application 2024/91942, is to be updated to align with the updated site-wide drainage strategy.

A further application to re-discharge condition 12 will therefore be submitted in due course, providing the updated report and supporting submission information.

Summary

It is clear that the proposed changes are relatively minor in nature and I trust that you have all of the necessary information to validate the application.

If there is any further information required or any issues with any of the above, please do not hesitate to contact myself.

Yours faithfully,
Claire Linley
Planning Director
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