

**KIRKLEES METROPOLITAN COUNCIL
INVESTMENT & REGENERATION SERVICE**

DEVELOPMENT MANAGEMENT

Town and Country Planning Act 1990 (as amended) – SECTION 96A

**DELEGATED DECISION TO DETERMINE APPLICATIONS FOR
NON-MATERIAL AMENDMENTS**

Reference No: **2026/NM/90249/E**

Site Address: Upper Holme House Farm, Hirst Lane, Cumberworth,
Huddersfield, HD8 8GA

Description: Non material amendment to previous permission
2025/92605 for erection of stables and garage and
formation of riding manege

Recommending Officer: Nicole Helliwell

DECISION – REFUSE NON-MATERIAL AMENDMENT

**I hereby authorise the refusal of this application for the reasons set out
in the officer's report and recommendation annexed below in respect of
the above matter.**

Sarah Longbottom

AUTHORISED OFFICER

Date: 24-Feb-2026

Officer Report

Reference No. 2025/NMA/90249/E

Site Address: Upper Holme House Farm, Hirst Lane, Cumberworth, Huddersfield, HD8 8GA

Proposal: Non material amendment to previous permission 2025/92605 for erection of stables and garage and formation of riding manege

Site Description

The application relates to Upper Holme House Farm, a residential property situated in Cumberworth, Huddersfield. The site is allocated as Green Belt Land in the Kirklees Local Plan and is accessed via a private track located off Hirst Lane. The site is not within a conservation area, nor near any listed buildings. However, Public Right of Way HOL/130/30 is located within close proximity to the site.

Relevant Planning History

- **2025/92605:** Erection of stables and garage and formation of riding manege. [Planning application details | Kirklees Council](#) – Conditional Full Permission
- **2019/92686:** Erection of detached garage with covered way. [Planning application details | Kirklees Council](#) - Conditional Full Permission
- **2019/90451:** Alterations to convert 1no. dwelling into 2no. dwellings. [Planning application details | Kirklees Council](#) - Conditional Full Permission
- **2011/92705:** Erection of 5.2kw wind turbine on a 15m mast. [Planning application details | Kirklees Council](#) – Conditional Full Permission
- **2010/92243:** Conversion and adaptation of barns to 2 no. holiday lets and erection of single storey extension to existing dwelling. [Planning application details | Kirklees Council](#) - Conditional Full Permission

Overview

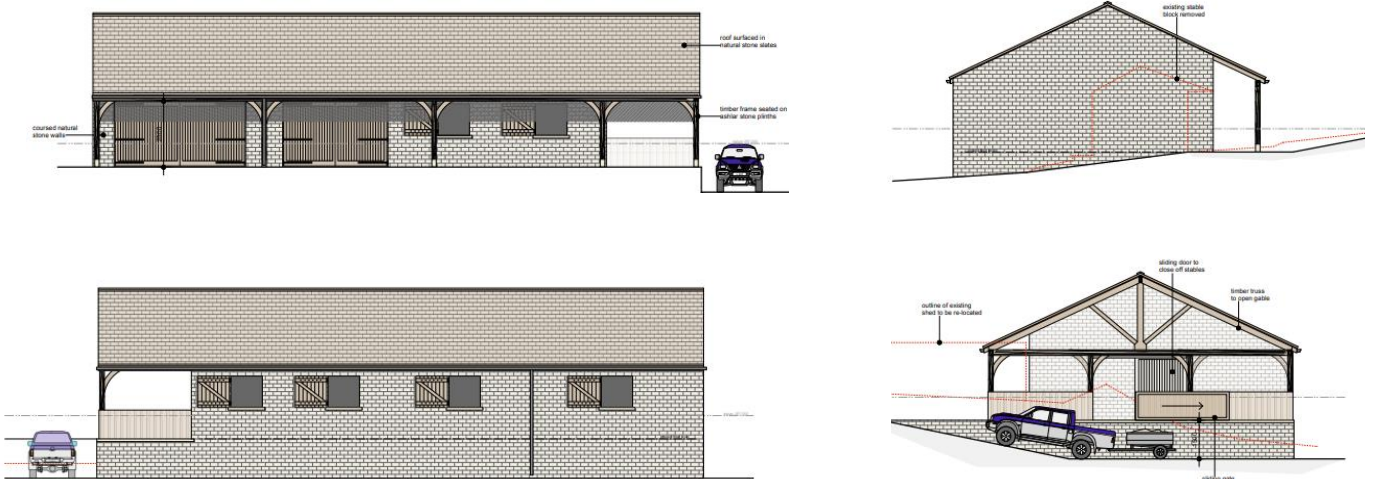
This application seeks a non-material amendment to planning application reference no. 2025/92605, which approved the erection of a stables and garage and the formation of riding manege at Upper Holme House Farm. The amendment seeks to make alterations to the material palette of the approved stables/garage. The external walls would be constructed solely from natural stone. The application form states that the alterations are proposed to provide a more robust construction. This amendment has been outlined within the application form and on plan titled 'General arrangement as proposed' (reference no. 21041D-02-P03, dated 26th January 2026).

This application will be assessed having regard to S96A of the Town & Country Planning Act 1990: "In deciding whether a change is material, a Local Planning Authority must have regard to the effect of the change, together with

previous changes made under this section, on the planning permission as originally granted” and the Council’s Protocol for dealing with non-material amendments.



Existing Elevations



Proposed Elevations

Assessment

1. **Is the change inconsequential in terms of its scale in relation to the original approval?** The proposed amendment would not alter the scale of the development and therefore would be inconsequential in terms of scale in relation to the original approved scheme.

1. **Would the change result in a detrimental impact either visually or in terms of living conditions?** It is considered that the proposed changes would not have a detrimental impact upon the living conditions of the occupiers of this property. However, the plans indicate that the proposed amendments would significantly alter the external appearance of the structure. Therefore, given the scale of the changes, there is potential for

harm to the visual amenity of the wider street scene. Furthermore, the proposed amendment would contravene Condition 3 of the original approval which states that the stable/garage building shall be faced in vertical timber boarding for the external walls with a natural stone base and natural stone slate for the roof.

1. **Would the interests of a third party who participated or were informed of the original decision be disadvantaged in any way?** No representations were received during the course of the original approval. Furthermore, it is considered that the interests of a third party or body who were informed of the original decision would not be disadvantaged as a result of the amendment. However, as the proposed amendment would result in a visual change to the appearance of the development, it is considered that this would need to be publicised.

2. **Would the amendment be contrary to any policy of the Council?** Based on the submitted information, it is considered that the proposal would result in a material change to the originally approved planning application. As such, the details of the scheme would require further assessment within a formal application.

Conclusion

On the basis of the above, the proposal would contravene three of the four key tests of the acceptability of a change to an approved scheme under the non-material amendment procedure and as such, this application is recommended for refusal.

Report Dated: 13/02/2026