



**Town and Country Planning (Development Management Procedure) (England)
Order 2015**

PLANNING PERMISSION FOR DEVELOPMENT

Application Number: 2026/70/90526/W

To: Howard Gray,
Jones Homes (Yorkshire) Ltd
Green Bank House
Green Bank
Cleckheaton
BD19 5LQ

For: Howard Gray, Jones Homes (Yorkshire) Ltd

In pursuance of its powers under the above-mentioned Act and Order the KIRKLEES COUNCIL (hereinafter called "The Council") as Local Planning Authority hereby permits:-

VARIATION OF CONDITION 1 (PLANS) ON PREVIOUS PERMISSION 2024/92167 FOR VARIATION OF CONDITION 1 (PLANS) ON PREVIOUS RESERVED MATTERS APPROVAL 2017/90190 PURSUANT TO OUTLINE PERMISSION 2014/93014 FOR ERECTION OF RESIDENTIAL DEVELOPMENT COMPRISING OF 41 DWELLINGS PLUS ASSOCIATED WORKS (WITHIN A CONSERVATION AREA)

At: LAND OFF, EDGERTON ROAD, EDGERTON, HUDDERSFIELD, HD3 3AA

In accordance with the plan(s) and applications submitted to the Council on 23-Feb-2026 [together with those plans and application(s) submitted to the Council on 31-Jul-2024 and incorporated into planning permission 2024/92167 granted on 08-Nov-2024] and subject to the condition(s) specified hereunder:-

1. The development hereby permitted shall be carried out in complete accordance with the approved plans and specifications except as may be required by other conditions.
Reason: So as to ensure the satisfactory appearance of the development on completion.

2. This permission does not extend to the siting of Plot 38.

Reason: To protect trees in the interest of visual amenity and to accord with Policies LP24 and LP33 of the Kirklees Local Plan.

3. The dwellings hereby approved shall be constructed of natural stone from Bankfoot Quarry, Southowram, Halifax for the external walls as approved under planning application reference no. 2025/90373. The materials of construction shall thereafter be retained for the lifetime of the development.

Reason: In the interests of visual amenity and preserving the historic environment, to accord with Policies LP24 and LP35 of the Kirklees Local Plan.

4. No building work shall take place until a sample of roofing materials has been submitted to and approved in writing by the Local Planning Authority. The development shall be constructed of the approved materials.

Reason: In the interests of visual amenity and preserving the historic environment, to accord with Policies LP24 and LP35 of the Kirklees Local Plan.

5. With the exception of works to trees on Plot 38, which are not approved, the development shall be completed in accordance with the advice and directions (recommendations) contained in the Arboricultural Method Statement, reference (JCA 11854e/JC/TT-Rev 1). These shall be implemented and maintained throughout the construction phase and retained thereafter.

Reason: To protect trees in the interest of visual amenity and to accord with Policies LP24 and LP33 of the Kirklees Local Plan.

6. Details of any additional tree works required during the construction process, that is not identified within the submitted information, shall be submitted to and approved in writing by the Local Planning Authority prior to the work being carried out. The works shall thereafter be carried out in complete accordance with the approved details.

Reason: To protect trees in the interest of visual amenity and to accord with Policies LP24 and LP33 of the Kirklees Local Plan.

7. Condition removed, discharged via application ref. 2025/92917.

8. The development hereby approved shall be carried out in accordance with the Landscape and Ecological Management Document (dated March 2025), approved pursuant to Discharge of Condition application 2025/92917, and retained thereafter.

Reason: To ensure all adverse ecological impacts of construction of the scheme are compensated for within the final design, and that all habitats created as mitigation are managed in an appropriate manner thereafter, in order to ensure the approved scheme is acceptable under the requirements of Chapter 11 of the National Planning Policy Framework.

9. Prior to the development commencing a detailed method statement for the construction and provision of the woodland walk shall be submitted for the written approval of the Local Authority. This statement shall provide for details of the construction, and supervision of that construction by a suitable qualified person.

Reason: To safeguard the trees/ planting on the site, in accordance with Policies LP24 and LP33 of the Kirklees Local Plan.

10. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 2015 as amended or any Order revoking or re enacting that Order no development included within Classes A, B, D and E of Part1 Schedule 2 of that Order on Plots 1, 2, 8, 9, 16, 17, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 39 and 40.

Reasons: To ensure the safeguarding of the mature protected trees within the site in accordance with Policies LP24 and LP33 of the Kirklees Local Plan.

11. Notwithstanding the submitted details, prior to the occupation of plots 20 – 24, as identified on plan ref. 4135 2100 rev. C, a supplemental landscaping strategy for the land behind plots 20 – 24, adjacent to PROW HUD/345/20, shall be submitted to, and approved in writing by, the Local Planning Authority. The strategy shall include a timescale for implementation. The development shall thereafter be carried out in complete accordance with the approved schedule and timescales. The approved supplemental landscaping scheme shall, from its completion, be maintained for a period of five years. If, within this period, any tree, shrub, or hedge shall die, become diseased or be removed, it shall be replaced with others of similar size and species.

Reason: In the interest of visual and residential amenity, to ensure that there is a well laid out scheme of hard and soft landscaping, to comply with the aims and objectives of Policies LP24 and LP63 of the Kirklees Local Plan.

NOTE: Documents in the plans and specifications schedule below reflect amendments made during the life of the application. Not all documents were (or needed to be) updated to reflect these amendments.

Plans and specifications schedule:

Plan Type	Reference	Revision	Date Received
Approved via S73 application ref. 2026/90526			
Proposed Site Layout	2489-1-001	L	23/02/2026
The Knightsbridge II M4(2) Plot 12 Specific. Structural & Setting Out	JHY-1526-KNGT-II-001	-	23/02/2026
The Knightsbridge II M4(2) Elevations	JHY-1526-KNGT-II-004	-	23/02/2026
The Connaught II M4(2) (TYPE B) Structural Plot 13 Specific	JHY-1526-CONN-II-B-002	-	23/02/2026
The Connaught II M4(2) (TYPE B) Elevations Plot 13 Specific	JHY-1526-CONN-II-B-005	-	23/02/2026
The Stratton II M4(2) Structural & Setting-Out Plan	JHY-1526-STRT-II-001	-	23/02/2026

The Stratton II M4(2) Elevations (Plot 20)	JHY-1526-STRT-II-P14-004	-	23/02/2026
Approved via application ref. 2026/90160			
Welcome Pack	-	-	19/01/2026
Landscape Management Plan	-	B	21/04/2026
Email dated 22/04/2026	-	-	22/04/2026
Approved via application ref. 2025/92918			
Ecological Design Strategy	181232.		20/10/2025
Japanese Knotweed Report	250440	-	20/10/2025
Invasive Plan Species Method Statement	200919/8	-	20/10/2025
Approved via application ref. 2025/92917			
Landscape and Ecological Management Document	-	-	21/11/2025
Photos 1 -14	-	-	20/10/2025
Approved via application ref. 2025/92916			
Bat Mitigation and Biodiversity Enhancement Strategy	250232	-	20/10/2025
Site Ecology Plan	JHY-1526-211	A	28/11/2025
EV Charging Point Plan	JHY-1526-EV-001	-	20/10/2025
EV Brochure	-	-	28/11/2025
Approved via application ref. 2025/90373			
Email dated 17/03/2025, confirming the stone is sourced from Brookfoot Quarry, Southowram, Halifax	-	-	17/03/2025
Condition 3 - Natural Stone	-	-	12/02/2025
Approved via S73 application ref. 2024/92167			
Illustrative Street Scenes	2489-1-003	C	08/10/2024
Hollin S Plans & Elevations	2489-1-010	B	04/10/2024
Bentley 'S' Plans & Elevations	2489-1-011	-	01/08/2024
Stratton II Plans & Elevations	2489-1-012	-	01/08/2024
Knightsbridge II Plans & Elevations	2489-1-013	-	01/08/2024
Connaught II Plans & Elevations (Garage side on)	2489-1-014	-	01/08/2024
Connaught II Plans & Elevations (Garage front on)	2489-1-015	-	01/08/2024

Latchford II Plans & Elevations	2489-1-016	-	01/08/2024
Double Garage Plans & Elevations	2489-1-018	-	01/08/2024
Knightsbridge II Plans & Elevations (Split level plot 15 specific)	2489-1-019	-	01/08/2024
Soft Landscape Plan Layout 1 of 2	2100	C	24/10/2024
Soft Landscape Plan Layout 2 of 2	2101	C	24/10/2024
Heritage Statement	-	-	12/09/2024
Design and Access Statement	-	-	01/08/2024
Approved via Reserved Matters application ref. 2017/90190			
Location Plan	1414/100	-	20/01/2017
Arboricultural Method Statement	JCA 11854e/JC/TT	1	19/04/2017
Japanese Knotweed Control Method Statement	161109/JKW	-	16/03/2027

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 Planning 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.

In this case, the design of the scheme has been found acceptable. No further amendments or details were sought thereafter.

Building Regulations Approval is required for most work involving building operations and/or structural alterations. It is the applicant's responsibility to find out if the work permitted by this planning permission needs approval under the Building Regulations, and if necessary to submit an application. If you are not the applicant, can you please ensure the applicant is aware of this requirement. Contact Building Control on Telephone: (01484) 221550 for more information.

Development within a Coal Mining Area

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Mining Remediation Authority on 0345 762 6846 or if a hazard is encountered on site call the emergency line 0800 288 4242.

Further information is also available on the Mining Remediation Authority website at: [Mining Remediation Authority - GOV.UK](https://www.mra.gov.uk)

Where the application has been publicised by notice(s) in the vicinity of the site. It is respectfully requested that the notice(s) now be removed and responsibly disposed of to avoid harm to the appearance of the area

Appeals to the Secretary of State

- If you are aggrieved by the decision of your Local Planning Authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- If an enforcement notice is served or has been served relating to the same or substantially the same land and development as in your application and if you want to appeal against the local planning authority's decision on your application, then you must do so within:
 - i) 28 days from the date of this notice where the enforcement notice has been served,
 - ii) 28 days of the date of service of the enforcement notice or,
 - iii) the specified period starting from the date of this notice,whichever period expires earlier.
- If you want to appeal against your Local Planning Authority's decision then you must do so within the specified period, starting on the date of this notice.
- The "specified period" is 12 weeks where the development relates to a "minor commercial application" as defined within the Town and Country Planning (Development Management Procedure) Order 2010 (as amended), or 6 months in any other case.
- 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 <https://www.gov.uk/appeal-planning-decision>. Further information on the Planning Appeal process can be found online at the Planning Inspectorates website <https://www.gov.uk/government/organisations/planning-inspectorate>.
- You must use the correct Planning Appeal Form when making your appeal. If requesting forms from the Planning Inspectorate, please state the type of application that the appeal relates to so they can send you the appeal form you require.
- The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to him that the Local Planning Authority could not have granted planning permission

for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

- In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by him.

Please note, only the applicant possesses the right of appeal.

Purchase Notices

- If either the Local Planning Authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

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.

Dated: 22-May-2026

Signed:



David Shepherd
Executive Director for Place

Decision Documents

The decision notice indicates which documents relate to the decision. These documents can be viewed online at the Planning Services website at www.kirklees.gov.uk/planning, and by clicking on the 'search and view existing planning applications and decisions' and by searching for application number 2026/70/90526/W.

If a paper copy of the decision notice or decided plans are required, please email dc.admin@kirklees.gov.uk or telephone 01484 414746 with the application number. There may be a charge for this service.

All communications should be sent to one of the following address:

E-mail: dc.admin@kirklees.gov.uk

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