

KIRKLEES METROPOLITAN COUNCIL INVESTMENT & REGENERATION SERVICE

DEVELOPMENT MANAGEMENT

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

DELEGATED DECISION TO DETERMINE PLANNING APPLICATIONS

Reference No:	2026/62/90647/W
Site Address:	Cozy Paws Cattery and Farm, Oldfield Road Farm, Oldfield Road, Honley, Holmfirth, HD9 6RL
Description:	Demolition of cattery building and erection of replacement building to provide self storage units
Recommending Officer:	Kerri Simpson

DECISION – Full Conditional Permission

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: 27-MAY-2026

Officer Report – 2026/90647

**Cozy Paws Cattery and Farm, Oldfield Road Farm, Oldfield Road,
Honley, Holmfirth, HD9 6RL**

Site Description

The site forms a triangular piece of land comprising a single storey timber L-shaped building measuring circa 22m long, 14m deep, with a maximum overall height of 2.5m and a mono pitched roof, located on the northern side of Oldfield Road. The site is accessed via an established access off Oldfield Road which serves a wider commercial/agricultural development including an existing self-storage unit to the north/northeast. The site benefits from vegetated boundaries, dedicated parking and associated soft landscaping.

The site is subject to the following planning policy designations and constraints:

- Green Belt
- Development Low Risk Coal

Description of Proposal

The Scheme

The application seeks full planning permission for the demolition of the existing cattery building and the erection of a single-storey, rectangular building to facilitate self-storage use. The proposed building would have a Gross External Area of approximately 339.09 sqm, measuring 12.7 metres in width and 26.7 metres in depth, with a maximum height of 4.5 metres and an eaves height of 3.5 metres. It would accommodate 14 self-storage units, each with a floor area of approximately 17–21 sq. The applicant presents the proposal as a form of farm diversification, replacing the lawful cattery use.

In terms of design and materials, the external walls would be finished in olive green profiled cladding, with a natural stone dwarf wall at the base. The roof would comprise olive green profiled cladding, and rainwater goods and doors would be constructed in aluminium.

The development would include a yard area providing space for parking, servicing and turning, with capacity for at least four vehicles. Existing boundary treatments, including the 3.5-metre-high laurel hedge adjacent to Oldfield Road and the 1.2-metre-high internal hedgerow, would be retained. Access to the site would continue to be taken from the existing point onto Oldfield Road.

History of Negotiations and Amendments Received

Amended “Proposed Site Layout” and “Proposed Floor Plan & Elevations” were submitted by the applicant on 24th March 2026. The Local Planning Authority (LPA) accepted the amended plans for consideration. Public re-consultation was not considered necessary as the plans did not materially alter the scope of the development nor the description of development. Additional photographs were submitted with the application to confirm that there was not a reasonable likelihood of bats or birds.

Relevant Planning History

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

Ref: 2023/90990

Description: Change of use of and external alterations to agricultural building and stables/livery yard to Class B8 Self-Storage units

Decision: Granted (30/06/2023)

Ref: 2013/91995

Description: Discharge condition 4 (landscaping) on previous permission 2013/91208 for erection of single storey timber building for use as a cattery and associated engineering works

Decision: Discharge of conditions

Ref: 2013/91208

Description: Erection of single storey timber building for use as a cattery and associated engineering works.

Decision: Granted (10/06/2013)

Representations

Consultation for the application has been carried out in accordance with the Council’s Development Management Charter 2024 and Article 15 of Town and Country Planning (Development Management Procedure) (England) Order 2015.

The application was publicised by way of site notice and via the Council’s website. The statutory publicity period expired on 9th April 2026.

There were no letters of representation received.

Consultation Responses

The following consultations have been undertaken for this application with the summarised responses listed below.

KC Ecology Team (28.04.2026) – Photographs of the building were requested in order to assess the suitability of the existing cattery building for bats and birds, given the building is to be demolished. In addition, a Habitats

Condition Assessment excel spreadsheet and Biodiversity Net Gain (BNG) Assessment were requested to support the baseline calculations.

KC Ecology Team (07.05.2026) – No objection, based on the submitted photographs, a Preliminary Bat Roost Assessment is not required. There will be an onsite net gain of 0.04 (13.93%) habitat units and 0.01 (10.33%) hedgerow units; with v low – medium distinctiveness habitats.

KC Highways Development Management (Verbal Comments)– No objection, the proposal would utilise the existing access and would not significantly intensify the use of the site, given the “self-storage” nature. There would be sufficient space within the site for vehicles to park and maneuver.

Denby Dale Parish Council – Support.

The responses of the above consultees are discussed in greater length within the ‘Assessment’ section of this report.

Allocation and Policy

The site is allocated as Green within the Kirklees local Plan (Adopted 2019)

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

Kirklees Local Plan

- LP1 Achieving Sustainable Development
- LP2 Place Shaping
- LP7 Efficient and effective use of land and buildings
- LP10 Supporting the Rural Economy
- LP20 Sustainable travel
- LP21 Highway and Access
- LP22 Parking
- LP24 Design
- LP26 Renewable and Low Carbon Energy
- LP28 Drainage
- LP30 Biodiversity and Geodiversity
- LP52 Protection and Improvement of Environmental Quality
- LP53 Contaminated and Unstable land
- LP59 Brownfield Sites in the Green Belt

Holme Valley Neighbourhood Development Plan (2020-2031)

The Holme Valley Neighbourhood Development Plan was adopted on 8th December 2021 and therefore forms part of the Development Plan.

Policy 1: Protecting and Enhancing the Landscape Character of Holme Valley

“Overall, proposals should aim to make a positive contribution to the quality of the natural environment”

Policy 2: Protecting and Enhancing the Built Character of the Holme Valley and Promoting High Quality Design

“Proposals should be designed to minimise harmful impacts on general amenity for present and future occupiers of land and buildings” and [proposals] “should protect and enhance local built character and distinctiveness and avoid any harm to heritage assets...”.

Policy 7: Supporting Economic Activity

“Proposals will be supported which result in the creation or sustainable expansion of existing and new businesses”.

Policy 11: Improving Transport, Accessibility and Local Infrastructure

“New development...should provide off-road parking provision in line with Kirklees Local Plan Policy LP22 (Parking) and the Council’s latest guidance on highways design”.

Policy 12: Promoting Sustainability

“All new buildings should aim to meet a high level of sustainable, design and construction and be optimised for energy efficiency, targeting zero carbon emissions”.

Policy 13: Protecting Wildlife and Securing Biodiversity Net Gain

“All development proposals should demonstrate how biodiversity will be protected and enhanced”.

It is important to note that the application site is within Landscape Character Area 5, this being the ‘Netherthong Rural Fringe’. Key landscape characteristics of the area are:

- The elevation offers extensive views of the surrounding landscape with long distance views towards Castle Hill and Huddersfield and the valley sides afford framed views towards settlements in the valley below.
- Within Netherthong and Oldfield views of the surrounding landscape are often glimpsed between buildings.
- Distinctive stone wall field boundary treatments divide the agricultural landscape.
- Public Rights of Way (PRoW), including the Holme Valley Circular Walk, cross the landscape providing links between

settlements. National Cycle Route no. 68 also crosses the area.

The following Key Characteristics also apply to Holmfirth.

- The town centre is defined by its prominent Georgian church and mid-Victorian buildings.
- The Picturedrome, Civic Hall, Masonic Lodge and the former Holmfirth Technical college reflect local history and provide focal points in the streetscene.
- Mid-19th century terraces constructed largely of millstone grit with slate roofs form the predominant residential building style and often feature ornamental iron railings.
- Built form is generally aligned to the back of the pavement giving a strongly defined building line and distinctive layout.

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.

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.

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

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|------------|--|
| Chapter 2 | Achieving sustainable development |
| Chapter 4 | Decision-making |
| Chapter 6 | Building a strong, competitive economy |
| Chapter 9 | Promoting sustainable transport |
| Chapter 11 | Making effective use of land |
| Chapter 12 | Achieving well-designed places |
| Chapter 13 | Protecting Green Belt land |
| Chapter 14 | Meeting the challenge of climate change, flooding and coastal change |
| Chapter 15 | Conserving and enhancing the natural environment |

Supplementary Planning Documents / guidance

Kirklees Highway Design Guide (adopted November 2019)
The Biodiversity Net Gain Technical Advice Note (June 2021)

Legislation

The Town & Country Planning Act 1990 (as amended).
The Planning and Compulsory Purchase Act 2004.
The Conservation of Habitats and Species Regulations 2017
Biodiversity Net Gain Technical Advice Note 2021

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

The following matters are considered in the assessment below –

1. Principle of development
1. Visual Amenity
2. Residential Amenity
3. Highways Impacts
4. Contaminated Land
5. Flood and Drainage
6. Ecology and Biodiversity
7. Climate Change
8. Other matters
9. Representations
10. Conclusion

Principle of Development

Sustainable 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 proposal.

Paragraph 11 concludes that the presumption in favor of sustainable development does not apply where specific policies in the NPPF indicate development should be restricted. This too will be explored.

Principle of development within the Green Belt

Chapter 13 (Protecting Green Belt Land) of the National Planning Policy Framework (December 2024) sets out at Paragraph 142 that the Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence. The NPPF goes on to establish that the purposes of the Green Belt are:

- a) to check the unrestricted sprawl of large built-up areas;
- a) to prevent neighbouring towns merging into one another;
- b) to assist in safeguarding the countryside from encroachment;
- c) to preserve the setting and special character of historic towns; and
- d) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

Paragraph 153 states that *“When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt, including harm to its openness (footnote 55). Inappropriate development is by definition, harmful to the Green Belt and should not be approved except in very special circumstances. ‘Very special circumstances will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations’”*.

Paragraph 154 establishes that development in the Green Belt is inappropriate unless one of the following exceptions set out in the text applies. Of relevance to this proposal is criteria 154 (g), which states:

(g) Limited infilling or the partial or complete redevelopment of previously developed land (including a material change of use to residential or mixed use including residential), where redundant or in continuing use (excluding temporary buildings), which would:

- not cause substantial harm to the openness of the Green Belt.

Policy LP59 of the Kirklees Local Plan also provides guidance on the redevelopment of previously developed sites in the Green Belt. However, it is acknowledged that LP59 reflects the former wording of the NPPF, *“not have a greater impact on the openness of the Green Belt than the existing development”* and is therefore now partially outdated. Nevertheless, the policy remains a material consideration and is relevant to this assessment in striking an appropriate balance between local context and national policy.

Application reference 2013/91208 granted permission for the erection of a single-storey timber building for use as a cattery, together with associated engineering works. The development comprised an L-shaped building measuring approximately 22.2 metres in width and 14.4 metres in depth, with an overall height of 2.5 metres and a mono-pitched roof. Access was to be taken from the existing entrance.

The proposal constituted inappropriate development in the Green Belt; however, the applicant advanced very special circumstances which were considered sufficient to outweigh the identified harm. Officers concluded that the development would not result in unacceptable harm to the openness of the Green Belt. This was based on the simple, functional design of the building, which was considered to be in keeping with the wider complex, and the incorporation of landscaping measures to mitigate visual impact.

Annex 2 of the NPPF defines Previously Developed Land as:

“Land which has been lawfully developed and is or was occupied by a permanent structure and any fixed surface infrastructure associated with it, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed). It also includes land comprising large areas of fixed surface infrastructure such as large areas of hardstanding which have been lawfully developed. Previously developed land excludes: land that is or was last occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill, where provision for restoration has been made through development management procedures; land in built-up areas such as residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape”.

Given that planning permission 2013/91208 has been implemented, the site has been lawfully developed and therefore falls within the definition of Previously Developed Land (PDL). The key consideration is consequently whether the proposed redevelopment would result in substantial harm to the openness of the Green Belt. Whilst the principal assessment is undertaken against national Green Belt policy, the aims of Policy LP59 of the Kirklees Local Plan have also been afforded weight as a material consideration, particularly in ensuring that the scale, siting and layout of the development respect local character and minimise encroachment into open land.

The proposed building would occupy broadly the same position as the former cattery building and would not bring built development any closer to Oldfield Road than the existing arrangement. Although the building would increase in width adjacent to the highway, this would only be by approximately 3.6m and the majority of the additional footprint and associated floorspace would instead extend into the inner part of the site, over an existing lawned area contained within the established developed envelope.

It is acknowledged that the proposal would result in an increase in built form and overall volume, by virtue of the enlarged footprint and increased height. However, this additional development would be viewed in the context of the wider established commercial site, including the existing self-storage building to the north, and would not represent encroachment into the surrounding open countryside. The proposed materials would be comparable in appearance to those already present within the site and would reinforce the existing character of the development.

No alterations are proposed to the existing site access, which would remain unchanged, and the majority of the existing boundary treatments would also be retained. Whilst some amendments are proposed to the parking and yard layout, these would be relatively minor in nature. Furthermore, the proposed use is not anticipated to materially intensify activity at the site beyond that historically associated with the cattery use.

Taking all matters into account, it is considered that the proposal would not give rise to substantial harm to the openness of the Green Belt and, on balance, would not amount to inappropriate development in Green Belt terms.

Farm Diversification

Policy LP10 of the Kirklees Local Plan concerns development that supports the rural economy. The policy supports farm diversification schemes, where the proposal would not adversely affect the management and viability of any farm holding, and where development is proposed in the Green Belt regard must be had to the relevant policies in the Kirklees Local Plan and relevant national planning policy.

The proposal would replace the former farm diversification use, namely the cattery, with an expanded self-storage facility. In this regard, it is not considered that the development would adversely affect the ongoing management or viability of the farm holding through the loss of land essential to the primary agricultural operation.

The principle of self-storage use at the site has already been established through previous planning permissions, and the current proposal represents only a modest increase in the level of provision. The development would therefore continue to support an appropriate form of rural diversification, providing an additional income stream associated with the wider rural enterprise.

Accordingly, it is considered that the proposal accords with the objectives of Policy LP10 in this respect.

Visual Amenity

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. Local Plan Policies LP1, LP2 and most importantly LP24, are all also relevant. All the policies 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.

Of key importance, Local Plan Policy LP24(a) states that all proposals should promote good design by ensuring the following: *the form, scale, layout and*

details of all development respects and enhances the character of the townscape, heritage assets and landscape’.

Policy 1 of the Holme Valley Neighbourhood Development Plan (HVNDP) sets out that development proposal should demonstrate how they have been informed by the key characteristics of the Local Character Assessment (LCA), Netherthong Rural Fringe (LCA5).

Policy 2 of the HVNDP states that *“proposals should be designed to minimise harmful impacts on general amenity for present and future occupiers of land and buildings” and [proposals] “should protect and enhance local built character and distinctiveness and avoid any harm to heritage assets...”*.

The proposed building would be positioned directly adjacent to the highway and, whilst marginally taller and wider than the former cattery building, it would retain a simple and functional form with an appropriate eaves height, scale and massing. As such, it would not appear unduly dominant or visually intrusive within the context of the wider area or the street scene.

In terms of design and appearance, the building would be set upon a natural stone plinth with olive green profiled cladding to both the walls and roof, together with aluminium doors and rainwater goods. The palette of materials and overall utilitarian form are considered appropriate to the rural setting and would reflect the established agricultural and commercial character of the wider site. Accordingly, the proposal would preserve the character and appearance of the surrounding area.

With regard to the proposed reconfiguration of the service yard and parking arrangements, these changes would not differ significantly from the existing established layout and are therefore considered acceptable in visual and functional terms. Furthermore, the retention of the majority of the existing boundary treatments would ensure that the site remains appropriately screened from the surrounding area.

Overall, the proposal is considered to achieve a good standard of design in accordance with Policies LP1, LP2 and LP24 of the Kirklees Local Plan.

3. Impact on Residential Amenity

Sections B and C of LP24 states that alterations to existing buildings should:

“...maintain appropriate distances between buildings’ and ‘...minimise impact on residential amenity of future and neighbouring occupiers.”

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.

Policy 2 of the HVNDP also states that proposals should be designed to minimise harmful impacts on general amenity for present and future occupiers.

Impact on Carlin Farm

This neighbouring property is located to the north-east of the application site, approximately 108m away. Given the nature of the proposals and the large separation distances, Officers have no concerns in respect of overshadowing, overlooking, or the proposals appearing overbearing in nature.

Impact on Holmecroft, The Old Mistal and Oldfield Road Farm

These neighbouring properties are located to the south-west of the application site adjacent the retained access and a minimum of 30m separation stance from the proposed building. It is acknowledged that the proposal would increase the amount of built development on the site, however, the proposal would maintain a sufficient distance from the neighbouring dwellings as not cause an adverse impact on the amenity of the neighbouring properties by reason of a loss of daylight, sunlight, overshadowing or privacy, nor would the simplistic form appear overbearing.

It is acknowledged that under the previous application for the conversion of existing buildings to self-storage units, conditions were imposed in the interests of residential amenity restricting the hours of operation to 08:00 to 18:00 Monday to Saturday and 10:00 to 18:00 on Sundays and Bank Holidays. It is also acknowledged that the existing cattery operated on an appointment only basis.

However, the application site already forms part of an established commercial/storage complex, with the existing self-storage buildings and associated comings and goings forming an established feature of the application site and wider site. Whilst the proposal would replace the cattery with an additional self-storage building, having regard to the modest scale of the proposed building, its relationship with the wider established storage use of the site, the separation from neighbouring dwellings and the intermitted nature of customer visits typically associated with self-storage operations, it is not considered that the proposal would result in such a significant intensification of activity that would give rise to unacceptable harm to the amenity of neighbouring occupiers. Subject to hours of use consistent with the existing operation, the proposal is considered acceptable in residential amenity terms.

In conclusion, taking the above into account it is considered that the proposals would not result in significant and detrimental impacts on the privacy and amenity of any neighbouring occupants, complying with Policies LP24 and LP52 of the Kirklees Local Plan, Policy 2 of the Holme Valley Neighbourhood Development Plan and Chapters 12 and 15 of the National Planning Policy Framework.

4. Highway Impacts

Policy LP21 of the Kirklees Local Plan requires development to provide safe, convenient, and efficient access for all users, including pedestrians, cyclists, public transport users and vehicles. Proposals must not result in an unacceptable impact on the highway network.

Policy LP22 sets out parking requirements stating that developments should provide appropriate provision for vehicles in accordance with the Council's adopted parking standards. This includes on-site parking for residents and visitors, as well as provision of servicing and deliveries where relevant.

These policies are underpinned by Chapter 9 of the NPPF which requires that development proposals ensure safe and suitable access for all users, mitigate any significant impacts on the transport network, and provide adequate opportunities for sustainable travel.

Policy 11 of the HVNDP states that new development should provide off-road parking provision in line with Kirklees Local Plan Policy LP22 (parking) and the Council's latest guidance on highways design

The proposal would utilise the existing vehicular access from Oldfield Road, with no changes proposed to the established access arrangements. Whilst the proposal would replace the existing cattery building with an additional self-storage building, the site already forms part of an established self-storage operation, and it is not considered that the proposal would result in a significant intensification in vehicle movements.

The proposed use is expected to generate relatively low and intermittent customer activity, and sufficient space would remain within the site for vehicles to park, turn and manoeuvre safely. Kirklees Highways Development Management were consulted and raised no objections, advising that the proposal would utilise the existing access and would not significantly intensify the use of the site given the self-storage nature of the proposal.

Having regard to the existing use of the site, the nature of the proposed development and the consultation response received the proposal is not considered to result unacceptable impacts upon highway safety or parking provision. The proposal therefore accords with Policies LP21 and LP22 of the Kirklees Local Plan and Policy 11 of the Holme Valley Neighbourhood Development Plan.

5. Contaminated Land

Chapter 15 of the NPPF promotes safe and healthy living environments and requires that land contamination and other environmental constraints are considered and mitigated as part of the planning process.

Policies LP51 and LP53 of the Kirklees Local Plan seek to ensure that development does not cause, or results in exposure to, pollution or

environmental risks that would be harmful to human health or the environment. These policies require developments to be appropriately assessed and, where necessary, remediate to ensure that sites are suitable for their intended use.

The application site is not located within an area identified as potentially contaminated land and the site was most recently used as a cattery. Having regard to the nature of the historic and existing uses of the site, as a precautionary measure it is recommended that an unexpected contamination condition is attached to any permission granted. The site is also located within a low-risk development area in respect of coal mining legacy issues and therefore the Coal Authority Standing advice applies.

It is therefore considered that subject to a condition requiring the reporting of any unexpected contamination encountered during development, the cessation of works in any identified affected area and the submission of a remediation strategy if necessary; along with the recommended standing advice from the Mining Remediation Authority, the proposal would be carried out in accordance with Policy LP53 and LP51 of the Kirklees Local Plan and Paragraphs 189 and 190 of the NPPF.

6. Flood and Drainage

Chapter 14 of the NPPF seeks to direct development away from areas at risk of flooding and ensure that new development does not increase flood risk elsewhere. It also requires that surface water is managed using SuDs where possible and that developments are supported by appropriate drainage infrastructure, taking into account ground conditions and pollution risk.

Policy LP28 of the Kirklees Local Plan reflects these national objectives, requiring all new development to incorporate appropriate foul and surface water drainage arrangements, including SuDs where feasible, and to ensure that any such infrastructure does not increase flood risk or lead to pollution on or off site.

The site is not located within a designated flood zone and is identified via the Environment Agency's flood risk mapping as being at very low risk of surface water flooding. As such, there is no requirement for a Flood Risk Assessment in this instance.

However, in accordance with Policy LP28 of the Kirklees Local Plan and the objectives of Chapter 14 of the NPPF, new development is still expected to incorporate sustainable drainage measures to ensure that surface water is appropriately managed and does not increase flood risk either on or off site. As such, a condition will be attached to the permission to ensure parking areas are constructed in a permeable material and appropriately drained.

Subject to conditions as detailed above, it is considered that the proposal would comply with Policy LP28 of the Kirklees Local Plan and Chapter 14 of the NPPF.

7. Biodiversity and Ecology

The Biodiversity Net Gain (BNG) Technical Advice Note provides local context on implementing BNG and reflects the statutory requirement introduced by the Environment Act 2021, which mandates a minimum 10% biodiversity net gain for most developments.

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.

Policy 13 of the HVNDP seeks to ensure all development protects wildlife and secures a measurable Biodiversity Net Gain.

The application proposes the demolition of the existing cattery building and erection of an additional self-storage building. Ecology officers were consulted on the application and initially requested photographs of the existing building to assess any potential suitability for bats and birds, together with additional biodiversity information to support the submitted metric calculations. The requested information was subsequently provided to the Council. Following review of the submitted information, the Council's Ecology Team confirmed that a Preliminary Bat Roost Assessment was not required in this instance.

The submitted Biodiversity Net Gain information also demonstrated an onsite net gain of 0.04 habitat units (13.93%) and 0.01 Hedgerow units (10.33%). This could reasonably be expected to be delivered within the red line boundary due to the limited gain. As such, an informative requiring the submission of a Biodiversity Gain Plan prior to commencement will be attached to the decision inline with statutory obligations.

As such, subject to the BNG informative and the discharge of statutory obligations, the proposal is considered to comply with Policy LP30 of the Kirklees Local Plan. An informative will be added to the condition to advise the applicant of their responsibilities in relation to protected species in accordance with the Wildlife Act and Chapter 15 of the NPPF.

8. Climate Change

On 12th November 2019, the Council adopted a target for achieving 'net zero' carbon emissions by 2038, with an accompanying carbon budget set by the Tyndall Centre for Climate Change Research. National Planning Policy

includes a requirement to promote carbon reduction and enhance resilience to climate change through the planning system, and these principles have been incorporated into the formulation of Local Plan policies. The Local Plan predates the declaration of a climate emergency and the net zero carbon target. However, it includes a series of policies, which are used to assess the suitability of planning applications in the context of climate change. When determining planning applications, the Council will use the relevant Local Plan policies and guidance documents to embed the climate change agenda.

Policy LP24(d) of the Kirklees Local Plan requires developments to promote sustainable design and construction by minimizing resource use and carbon emissions, and by incorporating measures that reduce the environmental impact of buildings, including energy and water efficiency.

Policy LP26 further supports this by encouraging development that contributes to climate change and adaptation through layout, design, orientation, and use of low-carbon technologies.

Policy 12 of the HVNDP seeks to ensure all new developments promote renewable energy and are energy efficient.

A Climate Change Statement has been submitted in support of the application. The proposal includes measures such as smart metering, efficient lighting and building controls to reduce energy consumption, together with consideration of solar PV panels and the use of locally sourced materials where possible. Having regard to the scale and nature of the proposal, these measures demonstrate a proactive approach to addressing climate change and align with the aims of Chapter 14 of the NPPF, Policies LP24(d) and LP26 of the Kirklees Local Plan and the wider aims of the Council.

9. Other Matters

None.

10. Representations

No public letters of representation were received.

11. 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.

Recommendation

APPROVE

Decision Authorisation: Delegated Powers

Application Number: 2026/90647

Officer Recommendation: CONDITIONAL FULL PERMISSION

Conditions

1. The development hereby permitted shall be begun within three years of the date of this permission.

Reason: To ensure compliance with Section 91 of the Town and Country Planning Act 1990.

1. The development hereby permitted shall be carried out in complete accordance with the plans and specification 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, LP2, LP7, LP10, LP20, LP21, LP22, LP24, LP26, LP28, LP30, LP52, LP53 and LP59 of the Kirklees Local Plan, Policies 1, 2, 7, 11, 12 and 13 of the Holme Valley Neighbourhood Development Plan and Chapters 2, 4, 6, 11, 12, 13, 14, and 15 of the National Planning Policy Framework.

2. The materials to be used in the implementation of this permission shall not be otherwise than as described and specified in the application and on the drawings hereby approved unless the prior written consent of the Local Planning Authority has been obtained for any proposed change or variation. **Reason:** In the interest of visual amenity in accordance with policies LP10 and LP24 of the Kirklees Local Plan and policies within Chapters 12 and 13 of the National Planning Policy Framework.

3. The use hereby permitted shall not be open to customers, with no deliveries to, or despatches from the premises outside the hours of –

- 08:00 am to 18:00pm Mondays to Saturdays
- 10:00 am to 18:00pm Sundays and Bank Holidays

Reason: To ensure that the proposed use does not give rise to the loss of amenity to nearby residential properties, by reason of noise or disturbance at unsociable hours, to accord with the aims of Policies

LP24 and LP52 of the Kirklees Local Plan and policies within Chapters 12 and 15 of the National Planning Policy Framework.

4. The development hereby approved shall be restricted solely to the use of self-storage (use class B8) and shall not include any other storage or distribution use of any description.

Reason: For the avoidance of doubt as to what is being permitted, in the interests of highway safety and to protect the openness of the Green Belt. To accord with Local Planning Policies LP21, LP22 and LP24 of the Kirklees Local Plan and policies within Chapters 9 and 13 of the National Planning Policy Framework.

5. There shall be no external storage within the area outlined in red upon drawing 353-25-PL04 Revision A, drawing titled Location Plan.

Reason: For the avoidance of doubt as to what is being approved and in the interests of visual amenity and preserving the openness of the Green Belt to accord with policies LP10, LP24 and LP60 of the Kirklees Local Plan and policies within Chapters 12 and 13 of the National Planning Policy Framework.

6. The development hereby approved shall not be brought into use until all areas to be used for access, parking, loading, unloading and maneuvering have been laid out, surfaced and made available for use. The areas shall thereafter be retained for those purposes and kept free from obstruction at all times. **Reason:** In the interests of highway safety and to accord with Policy LP21 of the Kirklees Local Plan and Chapter 10 of the National Planning Policy Framework 2024.

7. The soft landscaping shown on approved plan 353-25-PL02 Revision C, drawing titles Proposed Site Layout, shall be retained and maintained for the lifetime of the development. Any trees, shrubs, hedgerows or planted areas which are removed, die, become severely damaged or diseased within a period of 5 years from the date of planting shall be replaced in the next available planting season with others of a similar size and species, unless otherwise agreed in writing by the Local Planning Authority.

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

8. In the event that contamination not previously identified by the developer prior to the grant of this planning permission is encountered during the development, all works on site (save for site investigation works) shall cease immediately and the Local Planning authority shall be notified in writing within 2 working days. Works on site shall not recommence until either:

- a) a Remediation Strategy has been submitted to and approved in writing by the Local Planning Authority or,
- a) the Local Planning Authority has confirmed in writing that remediation measures are not required. The Remediation Strategy shall include a timetable for the implementation and completion of the approved remediation measures. Thereafter remediation of the site shall be carried out and completed in accordance with the approved Remediation Strategy.

Following completion of any measures identified in the approved Remediation Strategy a Validation Report shall be submitted to the Local Planning Authority. Unless otherwise approved in writing by the Local Planning Authority, no part of the site shall be brought into use until such time as the whole site has been remediated in accordance with the approved Remediation Strategy and a Validation Report in respect of those works has been approved in writing by the Local Planning Authority.

Reason: To identify and remove unacceptable risks to human health and the environment and in accordance with Policy LP53 of the Kirklees Local Plan and the National Planning Policy Framework.

NOTE: It is a requirement of paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 that a Biodiversity Net Gain Plan is submitted to, and approved in writing by the Local Planning Authority prior to the commencement of development.

NOTE: The granting of planning permission does not authorise the carrying out of works within the highway, for which the written permission of the Council as Highway Authority is required. You are required to consult the Design Engineer (Kirklees Street Scene: 01484 221000) regarding obtaining this permission and approval of the construction specification. Please also note that the construction of vehicle crossings within the highway is deemed to be major works for the purposes of the New Roads and Street Works Act 1991 (Section 84 and 85). Interference with the highway without such permission is an offence which could lead to prosecution.

NOTE: All contamination reports shall be prepared by a suitably competent person, as defined in Annex 2 of the National Planning Policy Framework 2021.

Reports must be prepared in accordance with the following guidance:

- Land Contamination Risk Management (LCRM)
- BS 10175:2011+ A2:2017 Investigation of Potentially Contaminated Sites. Code of Practice
- Development on Land Affected by Contamination - Technical Guidance for Developers, Landowners & Consultants - (v11.2) June 2020 by the Yorkshire and Lincolnshire Pollution Advisory Group.

The conditions relate to Planning Control only. Approval under the Building Regulations may also be required, and the applicant should contact their Building Control Provider for further information. Any other necessary consent must be obtained from the appropriate authority. If the applicant commences work without discharging conditions, they will be at risk of enforcement action and invalidating the permission if the planning condition is a pre commencement condition.

NOTE: No construction related noise shall be audible beyond the site boundary outside the hours of:

- 07.30 to 18.30 hours Mondays to Fridays
- 08.00 to 13.00 hours, Saturdays with no construction related noise audible beyond the site boundary on Sundays or Public Holidays.

Kirklees Council has powers under Section 60 of the Control of Pollution Act 1974 to control noise from construction sites and may serve a notice imposing requirements on the way in which construction works are to be carried out. It has additional powers under Sections 80 of the Environmental Protection Act 1990 to prevent statutory nuisance including noise, dust, smoke and artificial light and must serve an abatement notice when it is satisfied that a statutory nuisance exists or is likely to occur or recur. Failure to comply with a notice served using the above-mentioned legislation would be an offence for which the maximum fine on summary conviction is unlimited.

NOTE: The applicant is reminded that if any evidence of bats, nesting birds, or other protected species is found during the course of works, all activity must cease immediately, and advice should be sought from a suitably qualified ecologist. It is an offence under the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2017 to disturb, or harm protected species or their habitats. Failure to comply with the legislation could result in prosecution.

Plans and specifications schedule: -

Plan Type	Reference	Version	Date Received
Location Plan	353-25-PL04	A	06/05/2025
Existing Site Layout	353-25-PL01	A	06/05/2025
Proposed Site Layout	353-25-PL02	C	02/07/2025
Proposed Floor Plan & Elevations	353-25-PL03	C	06/05/2025
Paragraph 154 (G) of The Revised NPPF (December 2024)			06/05/2025
Paragraph 154 (G) of the Revised NPPF (December 2024)	-	-	06/05/2025

Plan Type	Reference	Version	Date Received
RE: NPPF 154(g)	-	-	06/05/2025
Planning Statement	-	-	06/05/2025
Biodiversity Net Gain Report	SQ-3956	-	06/05/2025
Climate Change Statement	-	-	06/05/2025

Pursuant to article 35 (2) of the Town and Country Planning (Development Management Procedure) Order 2024 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. Additional photographs were submitted with the application to confirm that there was not a reasonable likelihood of bats or birds. Amended "Proposed Site Layout" and "Proposed Floor Plan & Elevations" were submitted by the applicant on 24th March 2026. The Local Planning Authority (LPA) accepted the amended plans for consideration. Public re-consultation was not considered necessary as the plans did not materially alter the scope of the development nor the description of development.

Report Dated: 18.05.2026

