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:	**2026/62/90679/W**
Site Address:	1267, Leeds Road, Bradley, Huddersfield, HD5 0RJ
Description:	Change of use from dwellinghouse (Use Class C3) to medical / health clinic (Use Class E(e)) including hair loss consultations, non-surgical treatments, aesthetic procedures and limited hair transplant procedures (maximum two days per calendar month), with associated internal alterations.
Recommending Officer:	Laura Yeadon

DECISION – CONDITIONAL FULL 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.

John Holmes

AUTHORISED OFFICER

Date: 29th June 2026

Officer Report

Weblink

Site Description

1267 Leeds Road is a mid-terraced property, located within an area defined as the Strategic Green Infrastructure Network within the Kirklees Local Plan. Abutting the rear boundary of the property is a large area of land which is allocated for housing. The property itself is constructed from stone with stone slate roof. There is a small yard area to the front of the property and a two storey extension and further amenity space to the rear.

The terraced row is set back from roadside and is close to the junction of Leeds Road and Bradley Road.

Description of Proposal

The application is for the change of use of the existing dwellinghouse (Use Class C3) to medical/health clinic (Use Class E(e)) including hair loss consultations, non-surgical treatments, aesthetic procedures and limited hair transplant procedures (maximum two days per calendar month), with associated internal alterations.

The submitted information indicates that the business would be operated strictly on a pre-booked appointment basis and that walk-in appointments would not be permitted.

The proposed opening hours would be Monday to Friday between 9:30am to 8:00pm and between 9:30am an 4:00pm on Saturdays. There would be no opening on Sundays.

In terms of staffing numbers, the Operational Management Plan submitted indicates that staffing levels would be proportionate to the scale of the premises and staff would stagger their schedules to minimise simultaneous arrivals and departures.

No external plant, air conditioning units or extraction systems are proposed and no external changes to the external fabric of the building.

The application form confirms that the proposal relates solely to the change of use of the building with internal alterations only.

History of negotiations/amendments received

No negotiations have taken place with the applicant/agent due to the application being acceptable in its submitted format.

Relevant Planning History

2018/93571 – Change of use from dwelling to (D1) hair loss clinic – Conditional Full Permission

Representations

We are currently undertaking the legal statutory publicity requirements, as set out at Table 1 in the Kirklees Development Management Charter. As such, we have publicised this application via a site notice.

Final publicity date expired 16th April 2026 – no representations received.

Parish/ Town Council – not applicable

Consultation Responses

K.C. Highways Development Management – no comments received

K.C. Environmental Health – no comments received

Notwithstanding the above, it is considered the LPA is able to determine this case.

Policy

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications are determined in accordance with the Development Plan unless material considerations indicate otherwise. The statutory Development Plan for Kirklees is the Local Plan (adopted 27th February 2019)

The site is within the Strategic Green Infrastructure Network upon the Kirklees Local Plan. The site is within flood zone 2 as identified by the Environment Agency

Kirklees Local Plan:

- **LP 1**– Achieving sustainable development
- **LP 2** – Place shaping
- **LP 13** – Town centre uses
- **LP 21** – Highways safety
- **LP 22** – Parking
- **LP 24** – Design
- **LP 27** – Flood Risk
- **LP 28** – Drainage
- **LP 51** – Protection and Improvement of Local Air Quality

National Policies and Guidance:

National planning policy and guidance is set out in National Policy Statements, primarily the National Planning Policy Framework (NPPF) published in December 2024, the Planning Practice Guidance Suite (PPGS) first launched 6th March 2014 together with Circulars, Ministerial Statements and associated technical guidance.

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.

- Chapter 2 – Achieving sustainable development
- Chapter 6 – Building a strong, competitive economy
- Chapter 7 – Ensuring the vitality of town centres
- Chapter 9 – Promoting sustainable transport
- Chapter 12 – Achieving well-designed places
- Chapter14 Meeting the challenge of climate change, flooding and coastal change
- Chapter 15 – Conserving and enhancing the natural environment

Legislation

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications are determined in accordance with the Development Plan unless material considerations indicate otherwise. The statutory Development Plan for Kirklees is the Local Plan (adopted 27th February 2019).

Assessment

Principle of development:

The site is without notation on the Kirklees Local Plan. Policy LP1 states that when considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. LP1 goes on further to stating that:

“The Council will always work pro-actively with applicants jointly to find solutions which mean that the proposal can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

It is noted that a previous application was submitted and subsequently granted permission for a hair loss clinic under application number

2018/93571. This current application does not appear to be a significantly different proposal to that previously approved, albeit with longer opening hours.

In terms of the site itself, there does not appear to be any significant changes to the appearance of the terraced row since the previous approval of the application. However, in terms of planning policy since the previous approval, the Kirklees Local Plan has been implemented in full and the National Planning Policy Framework has been updated a number of times. The currently applicable policies within the Kirklees Local Plan and NPPF are relevant and form a material consideration to the assessment of this application.

The proposal seeks permission to change the use of the dwelling (Use Class C3) to a medical/health clinic (Use Class E(e)). The services offered include hair loss consultations, non-surgical treatments, aesthetic procedures and limited hair transplant procedures. The hair transplant procedures would be a maximum of two days per calendar month.

In terms of the principle of changing the use of the building, it is firstly necessary to establish whether or not the proposal is a main town centre use, prescribed within the glossary of the NPPF.

Main town centre uses are defined as:

Retail development (including warehouse clubs and factory outlet centres); leisure, entertainment and more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, nightclubs, casinos, health and fitness centres, indoor bowling centres and bingo halls); offices; and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities.

As such, the proposal is not a health and fitness centre and therefore does not fall within a main town centre use. Use Class E(e) which is the Use Class subject to this application which provides for medical or health services which are principally to visiting members of the public.

As the proposal is not a main town centre use, there is no requirement for a Sequential Test and therefore, the principle of the proposal is acceptable.

It is important to note that whilst the site is not within a defined Principal Town Centre, Town Centre, District Centre or Local Centre, it is located within an area which is on the commuter route of the A62. The terraced row in which it sits is residential in its nature however there are commercial buildings within close proximity including a public house, kitchen showroom, car showroom, petrol station and cafe.

A condition of any approval is recommended to ensure the use remains within that as applied for. Subject to condition, it is considered that the proposal would bring the property into a viable use without compromising any Town,

District or Local Centre, in accordance with Policies LP2 and LP13 of the Kirklees Local Plan and Chapter 7 of the NPPF.

Impact on visual amenity:

There are no alterations proposed as part of the application to the exterior of the outbuilding. Any advertisement consents would be required to be secured via a separate application.

Having taken the above into account, the proposals would not cause any significant harm to the visual amenity of either the host dwelling or the wider street scene, complying with Policy LP24 of the Kirklees Local Plan and the aims of chapter 12 of the National Planning Policy Framework.

Impact on residential amenity:

Policy LP24 of the Kirklees Local Plan and policies within Chapter 12 of the National Planning Policy Framework seeks to ensure development has an acceptable impact upon the amenity of neighbouring occupiers

Policy LP52 is considered to be of relevance and sets out that development must be considered in relation to potential for increases from pollution, in this case the relevant possible increases could relate to noise, light & odour emissions.

This site is a mid-terraced property and therefore any use of the building including residential could give rise to noise disturbance from activities taking place within the building.

Consideration in relation to the impact on the residential amenity of neighbouring occupants shall now be set out, taking into account the aforementioned policies, which set out that proposals should promote good design by, amongst other things, developments minimising impact on residential amenity of future and neighbouring occupiers.

The proposal would not result in any external alterations to the building and therefore would not raise any concerns regarding overlooking, overshadowing/loss of light or overbearing.

With regard to the hours of operation it is proposed that the business would be open Monday to Friday between 9:30am and 8:00pm, and Saturday between 9:30am and 4:00pm. No activity will take place outside these hours and there will be no Sunday or late-night operation. Whilst these hours are longer than the previous application proposed, the hours are considered to be within an acceptable timeframe during the day and having regard to the nature of the use, coupled with the hours proposed, it is not considered the proposal would have a detrimental impact with regard to noise. A condition would be imposed to ensure that the hours of use are those as applied for.

In addition, with regard to any future harm to residential amenity, it is considered reasonable to impose a condition to limit the activities expressed within the description of development to ensure that the building is not changed to an alternative Class E use without the requirement of planning permission.

Subject to the above imposition of conditions, it is considered that the proposal would not give rise to significantly high noise levels given that no plant equipment, air conditioning units or extract systems are required.

It is therefore considered that the proposal would not result in an unacceptable impact in terms of noise and odours for the residents of the adjacent neighbouring properties and would comply with policies LP24 & LP52 of the Kirklees Local Plan, in terms of the amenities of neighbouring properties and Paragraph 135 (f) of the National Planning Policy Framework.

Impact on highway safety:

Policies LP21 and LP22 of the Kirklees Local Plan relate to access and highway safety and are considered to be relevant to the consideration of this application.

No comments have been received from Highways Development Management and given there is little change in relation to parking since the previous application was assessed. The previous assessment is of relevance.

The site is located adjacent to the A62 Leeds Road in the vicinity of the signalised junction with A6107 Bradley Road and B6118 Colne Bridge Road. This junction is heavily trafficked and there are 'no waiting at any time' and 'no loading' restrictions at each arm of the junction. Immediately outside the proposal site is a shared pedestrian footway/cycleway and this is delineated from the highway by a line of bollards, which would also serve to stop kerb side parking on the footway.

No parking details have been submitted within the submission of this application and within the Planning Statement it is stated that *'The property is located on a principal transport corridor characterised by mixed residential and commercial uses. The proposal represents a small-scale professional service use appropriate to this transitional frontage location and does not undermine the overall residential function of the wider area. The appointment-only model ensures limited and staggered arrivals, comparable to other small professional service uses within Class E.'*

As part of the previous application it was considered that local lay-by parking and on road parking was acceptable in this case due to the limited size of the building and a condition was imposed to ensure that use was limited to the hair loss clinic with ancillary uses specified in the application were imposed. A similar worded condition would be applied in this case.

It is therefore considered that in terms of parking, the proposal is acceptable.

Other matters:

The proposal is a small scale development to an existing property and would not involve any external alterations. As such, no special measures are required in terms of the planning application with regards to carbon emissions, given the nature of the development seeking permission for change of use of the building.

Strategic Green Infrastructure Network – The site is within the Strategic Green Infrastructure Network and therefore Policy LP31 is of relevance in this instance. The role of the Network is to safeguard and enhance green infrastructure networks, green infrastructure assets and the range of functions they provide. As the proposed works would be within the confines of the residential curtilage, it is not considered that the proposed works would be detrimental to the aims of Policy LP31 of the Local Plan.

Coal legacy – The site is located within the Coal Authority's "Development Low Risk Area". There is no statutory requirement to consult the Coal Authority regarding development within the "Development Low Risk Area", instead an informative note can be appended to the decision notice which constitutes the deemed consultation response. The application site falls within an area at low risk of ground movement as a result of past mining activities as determined by the Coal Authority. As such it is considered that it is unnecessary in this case to require a survey of land stability to be carried out with regard to previous mining activity which may have taken place within the locality. It is recommended that the Coal Authority's standing advice is provided with any grant of approval. As such it is considered that the proposal is acceptable with regard to ground stability in accordance with paragraphs 186 and 191 of the National Planning Policy Framework.

Flood Risk – Key design principle 14 of the House Extensions and alterations SPD requires that extensions and alterations should ensure that all new developments are resilient and resistant to flood risk.

Policy LP28 of the Kirklees Local Plan & Section 14 ('Meeting the challenge of climate change, flooding and coastal change') of the National Planning Policy Framework and the National Planning Policy Framework technical guidance document are considered to be relevant in terms of foul / surface water drainage.

Policy LP27 of the Kirklees Local Plan relates to flood risk and sets out, amongst other things, a site specific flood risk assessment and inclusion of flood mitigation measures be undertaken for developments.

The site, falling in flood zone 2, is within an area identified as having an increased chance of flooding. The proposal would be for a change of use to a less vulnerable use and the nature of the scheme is such that there would be limited scope for a flood risk assessment other than requiring floor levels remain as they currently are within the building. Therefore, having regard to

the nature of the proposal it is concluded that the development would be acceptable in this regard.

Representations:

None

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 that the development would constitute sustainable development and is therefore recommended for approval.

Recommendation **APPROVE**

Decision Authorisation - Delegated Powers

Application Number: 2026/90679

Officer Recommendation: Approve

Conditions:

1. The development hereby permitted shall be begun within three years of the date of this permission.
Reason: Pursuant to the requirements of Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in complete accordance with the plans and specifications 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, LP13 LP21, LP22, LP24, LP28 and LP51 of the Kirklees Local Plan, Chapters 2, 6, 7, 9 12 and 15 of the National Planning Policy Framework.

3. The principle use of the building shall be restricted to medical / health clinic (Use Class E(e)) including hair loss consultations, non-surgical treatments, aesthetic procedures and limited hair transplant procedures and shall not be used for any other purpose falling within Use Class E other than those uses considered ancillary to the use as a medical/health clinic.
Reason: In the interests of highway safety and to ensure that use of the building would not generate high numbers of vehicles at any one time that

would result in an oversubscription of on-street parking in accordance with Policies LP21 and LP22 of the Kirklees Local Plan and advice within the National Planning Policy Framework.

4. Unless otherwise agreed in writing by the Local Planning Authority there shall be no activities carried out at the premises including dispatches to and or dispatches from the premises, outside the hours of 0930 and 2000 Monday to Friday and 0930 to 1600 Saturdays. No activities shall take place on Sundays or Bank Holidays.
Reason: In the interests of residential amenity and to accord with LP24 of the Kirklees Local Plan and advice within the National Planning Policy Framework.

NOTE: 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.

Plans and specifications schedule:-

Plan Type	Reference	Version	Date Received
Location plan	TQRQM26054211542246		16th March 2026
Block plan	TQRQM26062122621587		16th March 2026
Existing floor plans			16th March 2026
Proposed floor plans			16th March 2026
Operation Management Plan			16th March 2026
Planning Statement			16th March 2026

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 have, where possible, made a pre-application advice service available, complied with the Kirklees Development Management Charter 2015 and otherwise actively engaged with the applicant in dealing with the application.

The Case Officer did not undertake any negotiations with the applicant due to the application being acceptable in its submitted format.

Coal – low