



Town and Country Planning Act 1990

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

OUTLINE PLANNING PERMISSION

Application Number: 2026/60/90804/E

To: Jeremy Child,
Acumen Designers & Architects Ltd
Headrow House
19, Old Leeds Road
Huddersfield
HD1 1SG

For: Julia Lees, G & R Estates 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:-**

OUTLINE APPLICATION FOR RESIDENTIAL DEVELOPMENT WITH ALL
MATTERS RESERVED EXCEPT ACCESS

At: BARNCLIFFE MILLS, NEAR BANK, SHELLEY, HUDDERSFIELD, HD8 8LU

**In accordance with the plan(s) and applications submitted to the Council on
25-Mar-2026, subject to the condition(s) specified hereunder:-**

1. Approval of the details of appearance, layout, scale and landscaping of the site (hereinafter called the 'reserved matters') shall be obtained from the Local Planning Authority in writing before development is commenced.

Reason: No details of the matters referred to having been submitted, they are reserved for the subsequent approval in writing of the Local Planning Authority.

2. Plans and particulars of the reserved matters referred to in Condition 1 above, relating to appearance, layout, scale and landscaping of the site, shall be submitted in writing to the Local Planning Authority and shall be carried out in full accordance with the approved plans.

Reason: No details of the matters referred to having been submitted, they are reserved for the subsequent approval in writing of the Local Planning Authority.

3. Application for approval of any reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

Reason: Pursuant to the requirements of Section 92 of the Town and Country Planning Act 1990.

4. The development hereby permitted shall be begun either before the expiration of two years from the final approval of reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: Pursuant to the requirements of Section 92 of the Town and Country Planning Act 1990.

5. Groundworks shall not commence until actual or potential land contamination at the site has been investigated and a Preliminary Risk Assessment (Phase I Desk Study Report), prepared by a suitably competent person, has been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the safe occupation of the site in accordance with Policy LP53 of the Kirklees Local Plan and Policy P2 of the National Planning Policy Framework. This is a pre-commencement condition to ensure that any risk from land contamination is identified at the outset and that appropriate mitigation, should any be necessary, is implemented at the appropriate stage of the development.

6. Where further intrusive investigation is recommended in the Preliminary Risk Assessment approved pursuant to Condition 5, groundworks (other than those required for site investigation) shall not commence until a Phase II Intrusive Site Investigation Report, prepared by a suitably competent person, has been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the safe occupation of the site in accordance with Policy LP53 of the Kirklees Local Plan and Policy P2 of the National Planning Policy Framework.

7. Where site remediation is recommended in the Phase II Intrusive Site Investigation Report approved pursuant to Condition 6, further groundworks shall not commence until a Remediation Strategy, prepared by a suitably competent person, has been submitted to and approved in writing by the Local Planning Authority. The Remediation Strategy shall include a timetable for the implementation and completion of the approved remediation measures.

Reason: To ensure the safe occupation of the site in accordance with Policy LP53 of the Kirklees Local Plan and Policy P2 of the National Planning Policy Framework.

8. Remediation of the site shall be carried out and completed in accordance with the Remediation Strategy approved pursuant to Condition 7. In the event that remediation is unable to proceed in accordance with the approved Remediation Strategy, or contamination not previously considered in either the Preliminary Risk Assessment or the Phase II Intrusive Site Investigation Report is identified or encountered on site, all groundworks in the affected area (except for site investigation works) shall cease immediately and the Local Planning Authority shall be notified in writing within 2 working days. Works shall not recommence until proposed revisions to the Remediation Strategy have been submitted to and approved in writing by the Local Planning Authority. Remediation of the site shall thereafter be carried out in accordance with the approved revised Remediation Strategy.

Reason: To ensure the safe occupation of the site in accordance with Policy LP53 of the Kirklees Local Plan and Policy P2 of the National Planning Policy Framework.

9. Following completion of any measures identified in the approved Remediation Strategy or any approved revised Remediation Strategy, a Verification Report prepared by a suitably competent person shall be submitted to the Local Planning Authority. No part of the site shall be brought into use until the remediation measures have been completed for the site in accordance with the approved Remediation Strategy or approved revised Remediation Strategy and the Verification Report has been approved in writing by the Local Planning Authority.

Reason: To ensure the safe occupation of the site in accordance with Policy LP53 of the Kirklees Local Plan and Policy P2 of the National Planning Policy Framework.

10. Any gates or barriers for or over a vehicular access or egress shall be set back a minimum of 12 metres from the back of Brook House Lane and shall be hung so as to open inwards only. Any such gates or barriers shall thereafter be retained to open inwards only.

Reason: In the interests of highway safety and to avoid the need for vehicles to wait in the highway to accord with policy LP21 of the Kirklees Local Plan and policies within Chapter 15 of the National Planning Policy Framework.

11. The development shall not be brought into use until a scheme detailing the arrangements and specification for vehicular access by a West Yorkshire Fire and Rescue Service fire tender, including swept path analysis, has been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.

Reason: To ensure suitable access for emergency vehicles to accord with policy LP21 of the Kirklees Local Plan and policies within Chapter 15 of the National Planning Policy Framework.

12. No dwelling shall be brought into use until details of suitable waste storage, bin presentation points and access for collection of waste from the dwellings hereby approved has been submitted to and approved in writing by the Local Planning Authority. The approved details shall be provided before first occupation of the development and retained thereafter.

Reason: In the interests of amenity and highway safety and to meet the requirements of policies LP21 and LP24(d)(vi) of the Kirklees Local Plan and policies within chapter 15 of the National Planning Policy Framework.

13. The development hereby approved shall not be brought into use until details of an acoustic barrier have been submitted to and approved in writing by the Local Planning Authority. The details shall include:

- a plan showing the location of the barrier;
- the minimum height of the barrier relative to the adjacent ground level;
- the construction specification of the barrier, including the support structure, barrier material, minimum barrier thickness and minimum density of the barrier material; and
- details of the treatment where the barrier meets the ground.

The development shall not be brought into use until the approved acoustic barrier has been installed in accordance with the approved details. The acoustic barrier shall thereafter be retained.

Reason: To protect the living conditions of future occupiers from noise and disturbance associated with nearby noise-generating premises, in accordance with Policies LP24 and LP52 of the Kirklees Local Plan and Policies P3 and P4 of the National Planning Policy Framework.

14. Development shall not commence until a detailed scheme for foul, surface water and land drainage has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include the agreed surface water discharge rate of 3.0 litres per second directly to the watercourse; attenuation for the critical 1 in 100 year rainfall event plus an allowance for climate change; attenuation construction details and design; plans and longitudinal sections; hydraulic calculations; phasing of drainage provision; and details of the debris screen. The scheme shall also include a risk assessment and method statement, in accordance with the CDM Regulations 2015, for access to and into the attenuation structure, together with a maintenance and management plan for the surface water infrastructure. No part of the development shall be occupied until the approved drainage scheme has been provided to serve the development, or the relevant agreed phase, and it shall thereafter be retained and managed in accordance with the approved details.

Reason: To ensure that the development is provided with satisfactory drainage, manages surface water safely and does not increase flood risk elsewhere, in accordance with Policies LP27 and LP28 of the Kirklees Local Plan and Policies F7 and F8 of the National Planning Policy Framework.

15. The development shall not commence until an assessment of the effects of the 1 in 100 year storm event, including an allowance for climate change, blockage scenarios and exceedance events on drainage infrastructure and surface water run-off, both pre- and post-development and between the development and surrounding area upstream and downstream, has been submitted to and approved in writing by the Local Planning Authority. No dwelling shall be occupied until any works identified by the approved assessment as necessary have been completed. The approved measures shall thereafter be retained.

Reason: To ensure that exceedance flows and residual surface water flood risk are safely managed without increasing flood risk on or off the site, in accordance with Policies LP27 and LP28 of the Kirklees Local Plan and Policies F7 and F8 of the National Planning Policy Framework.

16. Development shall not commence until a scheme detailing temporary surface water drainage for the construction phase, following soil and vegetation/site strip, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall detail:

- the phasing of development and temporary drainage provision;
- methods of preventing silt, debris and contaminants entering existing drainage systems and watercourses and measures to prevent flooding of adjacent land; and
- the location of attenuation storage and supporting calculations based on the critical 1 in 2 year storm, assuming 100% run-off following site strip.

The maximum allowable off-site discharge rate shall not exceed 2.5 litres per second per hectare unless otherwise agreed in writing by the Local Planning Authority following consultation with the Lead Local Flood Authority.

The temporary works shall be implemented in accordance with the approved scheme and phasing. No phase of development shall commence until the temporary drainage works approved for that phase have been completed. The approved temporary drainage scheme shall be retained until the approved permanent surface water drainage system is in place and functioning.

Reason: To manage surface water during construction, prevent pollution of drainage systems and watercourses and avoid increasing flood risk to adjacent land, in accordance with Policies LP27 and LP28 of the Kirklees Local Plan and Policies F7 and F8 of the National Planning Policy Framework.

17. No works shall take place until a Construction Environmental Management Plan (CEMP: Biodiversity) has been submitted to and approved in writing by the Local Planning Authority. The CEMP (Biodiversity) shall include:

- a) a summary of potentially damaging activities;
- b) identification of biodiversity protection zones;
- c) practical measures, including physical measures and sensitive working practices, to avoid or reduce impacts during construction, which may be provided as method statements;
- d) the location and timing of sensitive works to avoid harm to biodiversity features;
- e) the times during construction when specialist ecologists need to be present on site to oversee works;
- f) responsible persons and lines of communication;
- g) the role and responsibilities of an Ecological Clerk of Works (ECoW), or similarly competent person;
- h) the use of protective fences, exclusion barriers and warning signs; and
- i) a Pollution Prevention Plan for watercourses and waterbodies, having regard to relevant good-practice guidance such as CIRIA C532.

The approved CEMP (Biodiversity) shall be adhered to and implemented throughout the construction period in accordance with the approved details.

Reason: In the interests of biodiversity and the protection of ecological features during construction, in accordance with Policy LP30 of the Kirklees Local Plan and Policy N2 of the National Planning Policy Framework.

18. No external lighting shall be installed until a detailed lighting scheme, developed in accordance with established guidance including the Bat Conservation Trust and Institute of Lighting Professionals guidance on bats and artificial lighting at night, has been submitted to and approved in writing by the Local Planning Authority. The lighting scheme shall demonstrate that external lighting would not adversely affect ecological networks or other sensitive ecological features. All external lighting shall thereafter be installed and operated strictly in accordance with the approved scheme.

Reason: To limit adverse effects from artificial lighting on biodiversity and ecological networks, in accordance with Policy LP30 of the Kirklees Local Plan and Policies P3 and N2 of the National Planning Policy Framework.

19. A Hedgerow and Tree Protection Plan detailing measures for the protection of trees and hedgerows during the works shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of works on site, including site clearance and delivery of materials. The protection measures shall include temporary fencing in accordance with BS 5837:2012 Trees in relation to design, demolition and construction – Recommendations. Any alternative fencing type or position shall be agreed in writing by the Local Planning Authority prior to the start of development. The approved protection measures shall define works exclusion zones around retained hedgerows and trees. Activities liable to be harmful to retained hedgerows and trees shall be prohibited within those exclusion zones unless otherwise approved in writing by the Local Planning Authority. The approved measures shall remain in place for the duration of the relevant works.

Reason: To safeguard retained trees and hedgerows and their biodiversity value during construction, in accordance with Policy LP30 of the Kirklees Local Plan and Policies N2 and N3 of the National Planning Policy Framework.

20. No works shall commence on site until an invasive non-native species survey and, where necessary, an appropriate removal and/or management plan has been submitted to and approved in writing by the Local Planning Authority. Any approved removal or management measures shall thereafter be implemented in accordance with the approved details.

Reason: To prevent the spread of invasive non-native species and safeguard biodiversity, in accordance with Policy LP30 of the Kirklees Local Plan and Policy N2 of the National Planning Policy Framework.

21. No development shall take place until an Ecological Design Strategy (EDS) addressing ecological mitigation and enhancement has been submitted to and approved in writing by the Local Planning Authority. The EDS shall include:

- a) the purpose and nature conservation objectives for the proposed works;
- b) a review of site potential and constraints;
- c) detailed designs and/or working methods to achieve the stated objectives;
- d) the extent and location/area of proposed works on appropriately scaled maps and plans;
- e) the type and source of materials to be used where appropriate, including native species of local provenance;
- f) a timetable for implementation demonstrating that works are aligned with the proposed phasing of development;
- g) persons responsible for implementing the works;
- h) details of initial aftercare and long-term maintenance;
- i) details of monitoring and remedial measures; and
- j) details for disposal of any wastes arising from the works.

The EDS shall be implemented in accordance with the approved details, and all approved ecological features shall thereafter be retained and managed in accordance with the approved scheme.

Reason: In the interests of biodiversity and to secure appropriate ecological mitigation and enhancement, in accordance with Policy LP30 of the Kirklees Local Plan and Policy N2 of the National Planning Policy Framework.

22. The residential development hereby approved shall not exceed a maximum number of five (5.no) dwellings.

Reason: For the avoidance of doubt as to what is authorised by this permission and to ensure that the development conforms to the approved outline planning permission and stays within the assessed level of development.

23. The development shall not be brought into use until a scheme which details arrangements for the future management and maintenance of the green amenity spaces (outside of private gardens) and the use of any private management company for this purpose has been submitted to, and approved in writing by, the Local Planning Authority. No part of the development shall be brought into use until the arrangements for the future management and maintenance of green amenity spaces so approved by this condition has been secured.

Reason: In the interest of visual amenity and highway safety to accord with Policies LP21 and LP24 of the Kirklees Local Plan and policies within Chapters 14 and 15 of 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: Off-site Highway Works

The granting of planning permission does not authorise the carrying out of works within the highway, for which the written permission of the Local Highway Authority is required.

You are required to consult the Local Highway Authority Design Engineer (Kirklees Street Scene: 01484 221000) at the earliest opportunity in the development process to obtain approval of the design details, agree the mechanism for delivery, and obtain the necessary permissions / permits to enable the delivery of the works.

This process will involve entering into a Section 278 agreement of the Highways Act 1980 or other appropriate agreement to enable delivery of the works. The applicant is advised to make early contact with the Local Highway Authority Design Engineer, to ensure that the delivery of the works does not delay occupation of the development.

Interference with the highway without such permission is an offence which could lead to prosecution.

NOTE: Parking - Due to the location of the site and the high demand for on-street parking generated by the industrial units opposite the site we would not like to see any development in this location that increases the demand for on-street parking. Due to this we would need to see that the proposed dwellings provide suitable parking to local standards, and these are for 2- and 3-bedroom dwellings provide a minimum of two off-street parking places and 4+ bedroom dwellings to provide a minimum of three off-street parking places.

Parking spaces should be a minimum of 2.4m x 4.8m unless they are up against a wall or fence where a width of 2.7m to allow for occupants to be able to get in and out of the vehicle easily. Where the parking space is on a driveway that also requires pedestrian access to the dwelling, then a driveway width of 3.6m would be required.

Garage spaces should have minimum internal dimensions of 3m x 6m for a single garage and 5m x 6m for a double garage.

One visitor parking space should be provided per 4 dwellings, and it is noted that drawing No (SK01 (1) Rev A shows two visitor parking spaces and this would be acceptable, however as the internal layout is not expected to be adopted then the visitor parking spaces would need to be included within a s106 agreement to legally protect the spaces as visitor parking spaces for the lifetime of the development.

Cycle parking/storage should be provided at a minimum of one covered and secure space per dwelling, although one space per bedroom is preferable.

NOTE: The type and number of bins required should be in accordance with guidance supplied by the Kirklees Cleansing Department in the document “Waste Storage and Collection Guidance for New Developments” which is available from <https://www.kirklees.gov.uk/beta/planning-applications/pdf/waste-management-design-guide-new-developments.pdf>

NOTE: All Noise Assessments should be carried out by a competent person. The applicant may wish to contact the Association of Noise Consultants <http://www.association-of-noiseconsultants.co.uk/> (020 8253 4518) or the Institute of Acoustics <http://www.ioa.org.uk> (0300 999 9675) for a list of members.

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

Reason: To safeguard the amenities of the occupiers of nearby properties in accordance with part 15 of the NPPF and LP52 of the Local Plan

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	(100)02	-	25/03/2026
Existing Site Block Plan	(100)02	-	25/03/2026
Access Proposals	PRGN – 2440A-HGN-DR-CH-0001	B	06/07/2026
Factual Report on a Ground Investigation	C1893/21/E/2914	-	25/03/2026
Preliminary Ecological Appraisal and Baseline Biodiversity Net Gain Report	RHE.3840	-	25/03/2026
The Statutory Biodiversity Metric	-	V1	01/05/2026
Proposed Foul & Surface Water Drainage Strategy	P4801-01	P01	25/03/2026
Highway Statement	2440A	1	25/03/2026
Noise Impact Assessment	NIA-12093-25-12383-v1 Brook House Lane, Shelley	V1	25/03/2026
Planning Statement including Design and Access Element	2936	V1	25/03/2026
Climate Change Statement	-	-	25/03/2026

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 2024 and otherwise actively engaged with the applicant in dealing with the application. During the course of the application, an amended access plan was submitted in response to comments from the Highways Development Management Team, providing revised details of the proposed access arrangements. The details were considered acceptable subject to conditions.

It is the applicant's responsibility to find out whether any works approved by this planning permission, which involve excavating or working near public highway and any highway structures including retaining walls, will require written approval from the Council's Highways Structures Section. Please contact the Highways Structures Section on Tel No. 01484-221000 Ext 74199 for further advice on this matter.

Details Reserved by Condition

- This permission has been granted subject to conditions. Some of the conditions may require you to submit further details. These conditions normally contain the wording “submitted to and approved in writing by the Local Planning Authority”.
- You can apply online for approval of these details at [the Planning Portals website](#). Alternatively the forms and supporting guidance for submitting an application can be found online at [Kirklees Council Planning Website](#).
- This Authority recognises the need to ensure that you are able to develop the site as effectively and flexibly as possible. However, at the same time it must ensure that development is in accordance with the terms of the planning conditions and legal agreement and the expectations of elected members and local residents set through the decision process.
- You should note the triggers for compliance with the conditions of this planning permission. This Authority is committed to processing applications to discharge conditions in a timely manner. It is important to ensure that submissions are made as far in advance of the trigger to allow time for adequate consultation, discussion and in some circumstances publicity.
- It is important that applications to discharge conditions are accompanied by sufficient information to enable this Authority and its consultees to fully consider and determine the proposals. Whilst officers will endeavour to negotiate solutions, failure to provide a comprehensive submission may result in delay and refusal of the application.
- If you commence work without discharging conditions you are at risk of enforcement action and invalidating your permission if the planning condition is a pre commencement condition.

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](#)

Digital Infrastructure: Fibre To The Property (FTTP)

Access to affordable and reliable broadband is necessary for Kirklees' residents, businesses, and visitors to take advantage of the growing digital economy and 'digital by default' services. Fibre optic cables direct to a property (FTTP) is the most reliable way of delivering high speed broadband connectivity and allows for gigabit internet speeds. Access to high quality digital infrastructure provides the foundations for, amongst other things:

- Economic prosperity – workforces that are digitally-literate enables business to thrive.
- Digital literacy – digital literacy and skills increase employability and people can exploit the internet for transactional, social, entertainment and learning purposes.
- New services – digital delivery can lower costs and provide innovative public and health services more conveniently.

It is therefore advised that digital infrastructure, including FTTP, and its benefits for the development be considered from the earliest feasible stage. Methods include working with Internet Service Providers to install digital infrastructure alongside other utilities or providing pre-infrastructure allowing for speedier installation at a later date.

Note: The provision of fibre infrastructure is often available from certain telecommunications providers free of charge for development over a certain scale, provided that sufficient notice is given. Notice periods are typically at least 12 months prior to first occupation. In some cases, providers may request a contribution from the developer.

Note: Where no telecommunications provider has been secured to provide fibre infrastructure by the time of highway construction, it is advised that additional dedicated telecommunications ducting is incorporated alongside other utilities to enable the efficient and cost effective provision of fibre infrastructure in the future.

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 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 at [the Planning Inspectorates website](#). Further information on the Planning Appeal process can be found online at [the Planning Inspectorates website](#)
- 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: 01-Oct-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 Kirklees Council Planning, and by clicking on the 'search and view existing planning applications and decisions' and by searching for application number 2026/60/90804/E.

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
