

Our Ref: 26C09
Date: 31.03.2026

PLANNING SUPPORTING STATEMENT

For a

FULL PLANNING APPLICATION

For

*THE PROPOSED CHANGE OF USE FROM EXISTING INDUSTRIAL
BUILDING USED FOR BUSINESS PURPOSES, INCLUDING OFFICES AND
STORAGE, TO CLASS F1(a) USE AS A NON-RESIDENTIAL ADULT
TRAINING CENTRE FOR ADULTS WITH LEARNING DISABILITIES*

At

*UNIT 1, 272 CROSSLEY LANE, MIRFIELD, WF14 0NR
(ADJACENT PRIMROSE FARM)*



1.0 Planning Statement

- 1.1 This Statement has been prepared in support of a Full Planning Application for the Change of Use from an Existing Industrial Building used for business purposes, including offices and storage (please refer to Application nos. 2005/70/90962/E3, 98/62/93378/E4 and 2023/62/90287/E) to Class F1(a) use as a non-residential adult training centre providing supervised daytime activities including cooking, crafts, and life-skills development for adults with learning disabilities.

The application relates to a change of use only, with no alterations proposed to the external facades within this application, ensuring the character and appearance of the existing building and surrounding area remain unchanged.

- 1.2 Ambitions4Kirklees is an established provider supporting adults aged 18 and over with learning disabilities. While not formal education, the service delivers structured, meaningful training that promotes independence, wellbeing and community inclusion. This represents a significant social benefit, aligning with local and national planning objectives to support inclusive communities and accessible services.
- 1.3 The activities are carried out during daytime hours, with no overnight accommodation provided at the facility. The use has been in operation since June 2015 and has operated without giving rise to any known adverse impacts, demonstrating its suitability in this location and its compatibility with surrounding uses.
- 1.4 In 1998 under application 98/62/93378/E4 the use was changed from “Barn” to use “for business purposes and car parking area” with a Condition (2) which states that “Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987, the land shall be used for the purpose of offices and ancillary storage and for no other purpose”. Condition (5) states that the permission “shall only be used in connection with the residential occupation of Primrose Barn, 274 Crossley Lane, Mirfield and shall not be sold or rented separately”.
- 1.5 In 2005 an application was made to remove said Condition (5) of application 98/62/93378, which was initially refused and appealed, and the appeal upheld. Therefore Condition (5) was removed from application 98/62/93378/E4, thereby allowing the building to operate independently of the adjacent dwelling.
- 1.6 An application was made in 2023/62/90287/E for the “Change of use and alterations to convert existing industrial building into single dwelling”. This application was granted full planning permission; however, it was not implemented, and Ambitions4Kirklees have continued to use the building for their purposes.
- 1.7 The existing hardstanding area to the front of the building continues to provide adequate off-street parking, and no changes are proposed in this regard.
- 1.8 The proposal is supported by local planning policy, in particular Policy LP48 of the Kirklees Local Plan, which states that:

“Proposals will be supported for development that protects, retains or enhances the provision, quality or accessibility of existing community, education, leisure and cultural facilities that meet the needs of all members of the community” (Kirklees Council, 2019).

The proposed development directly accords with this policy by enhancing the provision, quality, and accessibility of a community and educational facility. It delivers a valuable local service tailored to adults with learning disabilities, a group whose needs are not always fully met through mainstream provision.

Furthermore, within the “Links with Strategic Objectives” section (paragraph 17.21) of the Local Plan, the Council identifies the need to tackle inequality and ensure that all residents have the opportunity to achieve their potential in work and education. The proposed use directly supports this objective by providing structured, skills-based daytime training that enables adults with learning disabilities to develop independence and reach their potential in a supportive environment.

- 1.9 The site is well-suited to the proposed use, providing a calm and low-intensity environment that is particularly appropriate for the needs of the intended users. The relatively quiet setting helps to minimise noise and disturbance, creating a supportive atmosphere for individuals with learning disabilities who may benefit from a more tranquil environment.

Moreover, the nature of the use, being a supervised daytime training facility, ensures that visits are managed and organised, with service users typically attending via pre-arranged transport or with support. As such, the location does not give rise to significant accessibility or highway concerns, and the proposal remains compatible with its surroundings.

- 1.10 Overall, the proposed development represents a low-impact change of use that re-purposes an existing building to deliver clear and demonstrable community benefits, without harm to the character of the area, neighbouring amenity, or highway safety, and is therefore considered to represent a sustainable and policy-compliant form of development.

2.0 References List

Kirklees Council (2019). *Kirklees Local Plan Strategy and Policies*, p167 – 170 [pdf].
Retrieved from <https://www.kirklees.gov.uk/beta/planning-policy/local-plan.aspx>