

KIRKLEES METROPOLITAN COUNCIL INVESTMENT & REGENERATION SERVICE

DEVELOPMENT MANAGEMENT

Town and Country Planning Act 1990 (as amended)

**DELEGATED DECISION TO DETERMINE APPLICATIONS FOR
DEMOLITION OF BUILDINGS – Town and Country Planning (General
Permitted Development) Order 2015 (amended) – Class B, Part 11 of
Schedule 2.**

Reference No:	2026/N /90945/W
Site Address:	Lowdham Leisureworld, Crosland Hill Road, Crosland Moor, Huddersfield, HD4 5NU
Description:	Prior notification for demoliton of existing building
Recommending Officer:	Joshua Merriman

DECISION – Prior Approval Not Required

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: 08-May-2026

SITE DESCRIPTION

The application site relates to Lowdham Leisureworld, Crosland Hill Road, Crosland Moor, Huddersfield, HD4 5NU, a large site comprising a supercentre for the sale of motorhomes, campervans, and caravans, as well as a large showroom, office, warehouse building, and service centre which is the subject of this application. The application site also contains storage parking for the units which are subject to sale, and a visitor car park residing close to the access from By Pass Rd.

DESCRIPTION OF DEVELOPMENT

The application seeks determination for whether prior approval is required for the method of demolition of the existing building complex as well as restoration of the site.

HISTORY OF NEGOTIATIONS/AMENDMENTS RECEIVED

No negotiations have taken place and no amended plans have been received.

PLANNING HISTORY

Planning history for the site is as follows

86/05489 - Erection of workshop, stores, and covered yard – Granted Conditionally.

97/90138 - Change of use of service centre to caravan, awning and accessory sales. improvements to access – Conditional Full Permission.

97/91313 - Change of use of service centre to caravan, awning and accessory sales and improvements to access – Conditional Full Permission.

2001/92694 - Alterations to install new window and entrance and 2 no. flag poles – Conditional Full Permission.

2021/93150 - Residential development for 84 dwellings including demolition of existing buildings and ground works, provision of open space, landscaping and on-site infrastructure – Withdrawn.

REPRESENTATIONS

The Local Planning Authority did not publicise the Prior Notification application, as the duty lies with the applicant to advertise their intention to

demolish the building. A photo of a site notice at the site has been provided by the applicant's agent. It is considered that the Prior Notification application met the conditions of Schedule 2, Part 11, Class B.2 (b) of the Town and Country Planning (General Permitted Development) Order 2015, with regard to publicising the application and the applicant's contact details.

In this case no representations have been received.

CONSULTATIONS

No consultations took place during the course of this application.

Procedural Matters and Policy Context

The Town and Country Planning (General Permitted Development)(England) Order 2015 (as amended) ["GPDO"].

Assessment

An application has been submitted for determination as to whether prior approval for the method of demolition and/or restoration of the site is necessary and is required to be determined under Class B of Part 11, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 ["GPDO"]. This requires a site notice to be displayed on or near the land for not less than 21 days.

Class B of Part 11, Schedule 2 of the GPDO gives Permitted Development rights for demolition that has obtained prior approval. An Application for Prior Notification of Proposed Demolition triggers a 28-day process in which the Local Planning Authority has to determine whether or not formal approval is needed for the works. If so, then details of the method of the demolition and means of restoring the site need to be approved.

Part B.2 of Part 11 of Schedule 2 of the GPDO makes it clear that such prior approval is not needed for demolition that is considered to be 'excluded demolition'. 'Excluded demolition' is defined at Para B.3 (GPDO) to mean 'any development on land which is the subject of a planning permission, for the redevelopment of the land'.

There are no current extant planning consents relating to the existing buildings. Therefore, the development set out in the prior notification application does not fall into the category of 'excluded demolition'. However, the development is considered to be 'urgently necessary in the interests of

health and safety', with the application forms stating that the buildings are in disrepair and badly damaged, posing a security and health and safety issue.

Where demolition is not 'excluded development' or 'urgently necessary', the applicant is required to apply to the Local Planning Authority (LPA) for the determination as to whether prior approval of the LPA is required as to the method of demolition and any proposed restoration of the site. The LPA has not served notice for additional information on the site as the building is not considered to have a high potential for bat roosts and is located an adequate distance from any residential property, thus additional information regarding noise and odour is not considered necessary.

Method of demolition and site restoration

The submitted documents outline that the principles of demolition and restoration will be as follows:

The proposed method of demolition is a top-down mechanical demolition, with some rubble remaining on site and the remaining rubble used for recycling.

The means of restoration is set out as being subject to ongoing application 2024/92651 which would redevelop the site based on the following description – 'Hybrid planning application comprising full application for erection of industrial units (use classes E(g)(ii-iii), B2, and B8) in Units 1 and 2, including ancillary offices, mezzanines, landscaping, parking and formation of new access, and outline application with all matters reserved for erection of industrial units (use classes E(g)(ii-iii), B2, and B8).'

Subject to the approval of the above application, both the method of demolition of the existing buildings and plans to restore the site would be considered acceptable.

Representations

No representations have been received.

Conclusion

It is recommended that prior approval for the demolition of the existing buildings is granted.

Recommendation: APPROVE – Prior Approval Not Required

Decision Authorisation – Delegated Powers

Application number – 2026/90945

I refer to your submission of details relative to demolition proposals as described above. The proposal as described is acceptable and, subject to all works being carried out in accordance with the description contained in the notification, the Council will not require the submission of further details. Prior approval is not, therefore, required and the works described may be carried out.

Plans and specifications schedule:-

Plan Type	Reference	Version	Date Received
Location Plan	-	-	13/04/2026
Existing Site/Block Layout	-	-	13/04/2026
Application Form	-	-	13/04/2026

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 preapplication advice service available, complied with the Kirklees Development Management Charter 2024 and otherwise actively engaged with the applicant in dealing with the application. No further information was required to determine the application as submitted.