

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:	2026/62/91027/W
Site Address:	Huddersfield Royal Infirmary, Acre Street, Lindley, Huddersfield, HD3 3EA
Description:	Improvements to the HRI service yard, including adding a linen waste compound, skips and security fence
Recommending Officer:	Nicole Helliwell

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.

Sarah Longbottom

AUTHORISED OFFICER

Date: 15 July 2026

Officer Report

Reference No. 2026/62/91027/E

Site Address: Huddersfield Royal Infirmary, Acre Street, Lindley, Huddersfield, HD3 3EA

Proposal: Improvements to the HRI service yard, including adding a linen waste compound, skips and security fence

Site Description

The site relates to Huddersfield Royal Infirmary located in Lindley, Huddersfield. The site is unallocated on the Kirklees Local Plan and is situated within a predominantly residential area. The site is not near any listed buildings or public right of ways. However, the site is located adjacent to the Edgerton Conservation Area.

Description of Proposal

The applicant is seeking planning permission for improvements to the HRI service yard, including adding a linen waste compound, skips and security fence. The details of the proposal are summarised below:

- 7 Suez skips (length approx. 6.1m, depth approx. 2.6m, overall height approx. 2.5m)
- Linen Waste Compound (length approx. 9m, depth approx. 4m and overall height approx. 3.8m)
- Canopy (length approx. 11.7m, width approx. 5m and overall height approx. 4.05m)
- A grey painted security fence along the perimeter of the service yard
- Installation of electric sliding gate
- Existing access steps removed

History of negotiations / amendments received

Revised drawings were received during the course of the application to address comments from KC Ecology. KC Ecology have reviewed the drawings and have confirmed that a Preliminary Bat Roost Assessment is no longer necessary as the existing building onsite will no longer be demolished and instead will be retained as part of the proposal.

Relevant Planning History

- **2026/90367:** Prior approval for installation of solar photovoltaic (PV) panels and associated works. Planning application details | Kirklees Council – Details Approved
- **2025/92840:** Erection of structure to encapsulate utilities infrastructure comprising gas booster and meter house. Planning application details | Kirklees Council - Conditional Full Permission

- **2024/90805:** Work to TPO(s) 60/92. Planning application details | Kirklees Council – Granted
- **2023/92965:** Discharge of conditions 5 (Validation Report), 16 (drainage) and 19 (Noise Impact Assessment) of previous permission 2021/92488 for erection of clinical building to accommodate new Accident and Emergency Department, associated vehicular access, car and cycle parking spaces, plant and landscaping. Planning application details | Kirklees Council - Discharge of Condition(s) Approved
- **2022/93960:** Discharge conditions 11 (cycle parking), 17 (assistance call point), 18 (external artificial lighting) on previous permission 2021/92488 for erection of clinical building to accommodate new accident and emergency department, associated vehicular access, car and cycle parking spaces, plant and landscaping. Planning application details | Kirklees Council - Discharge of Condition(s) Refused
- **2022/91851:** Discharge of condition 13 (materials) of previous permission 2021/92488 for erection of clinical building to accommodate new accident and emergency department, associated vehicular access, car and cycle parking spaces, plant and landscaping. Planning application details | Kirklees Council - Discharge of Condition(s) Approved
- **2022/90300:** Discharge of condition 10 (EDS) of previous permission 2021/92488 for erection of clinical building to accommodate new accident and emergency department, associated vehicular access, car and cycle parking spaces, plant and landscaping. Planning application details | Kirklees Council - Discharge of Condition(s) Approved
- **2021/94152:** Discharge of conditions 3 (remediation strategy), 6 (CEMP), 7 (construction traffic), 8 (drainage scheme) and 9 (temporary drainage) of previous permission 2021/92488 for erection of clinical building to accommodate new accident and emergency department. Planning application details | Kirklees Council - Discharge of Condition(s) Approved
- **2021/93753:** Civilisation of land, alterations to kerbs, installation of new CCTV/Lighting columns, fencing and associated works. Planning application details | Kirklees Council - Conditional Full Permission
- **2021/93008:** Prior notification for demolition of buildings. Planning application details | Kirklees Council – Demolition Details Approved
- **2021/92488:** Erection of clinical building to accommodate new accident and emergency department, associated vehicular access, car and cycle parking spaces, plant and landscaping. Planning application details | Kirklees Council – Conditional Full Permission
- **2020/93490:** Prior notification for demolition of buildings. Planning application details | Kirklees Council - Demolition Details Approved
- **2020/91038:** Telecommunications notification for installation of rooftop communications installation and associated ancillary works. Planning application details | Kirklees Council – Details Approved

- **2017/90576:** Work to TPO(s) 60/92. [Planning application details | Kirklees Council](#) – Granted
- **2015/93802:** Erection of prefabricated extension. [Planning application details | Kirklees Council](#) - Conditional Full Permission
- **2013/90109:** Part demolition of existing entrance lobby and erection of new lobby. [Planning application details | Kirklees Council](#) - Conditional Full Permission
- **2010/93279:** Internal re-development of existing doctors Mess and accommodation to Renal Dialysis Unit and formation of new entrance extension. [Planning application details | Kirklees Council](#) - Conditional Full Permission
- **2010/92606:** Erection of gas meter house. [Planning application details | Kirklees Council](#) - Conditional Full Permission
- **2010/90855:** Refurbishment of existing Boiler House, palisade fence enclosure to existing substation and installation of new modular gas meter kiosk. [Planning application details | Kirklees Council](#) - Conditional Full Permission
- **2010/90016:** Erection of Gas Meter House. [Planning application details | Kirklees Council](#) - Conditional Full Permission
- **2009/91405:** Erection of single storey endoscopy unit with roof top plantroom within existing hospital courtyard. [Planning application details | Kirklees Council](#) – Conditional Full Permission
- **2009/90736:** Improvements and alterations to existing car park. [Planning application details | Kirklees Council](#) – Conditional Full Permission
- **2008/93792:** Erection of single storey gas meter housing. [Planning application details | Kirklees Council](#) - Conditional Full Permission
- **2008/92349:** Erection of gas meter house, chimney formation of new roof and re-cladding of existing elevation. – Withdrawn Invalid
- **2001/93236:** Erection of three storey extension. [Planning application details | Kirklees Council](#) – Conditional Full Permission
- **95/92641:** Erection of fire exit platform and alterations. [Planning application details | Kirklees Council](#) - Conditional Full Permission
- **92/04818:** Erection of extensions to accident and emergency and out patients department. [Planning application details | Kirklees Council](#) - Conditional Full Permission
- **91/06648:** Installation of window. [Planning application details | Kirklees Council](#) - Conditional Full Permission
- **91/02741:** Erection of satellite dish. [Planning application details | Kirklees Council](#) – Conditional Full Permission

Parish/Town Council Comments

Not Applicable.

Local Ward Members

Not Applicable.

Consultation Responses

The following is a brief summary of Consultee advice (more details are contained in the 'Assessment' section of the report, where appropriate):

KC Ecology – No objection subject to recommended conditions

KC Waste Strategy - No objection subject to recommended condition

Planning Policy Background

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 UNALLOCATED on the Kirklees Local Plan Proposals Map. The most relevant policies for consideration in this case are:

- **LP 1** - Achieving Sustainable Development
- **LP 2** - Place Shaping
- **LP 21** - Highway Safety and Access
- **LP 22** - Parking
- **LP 24** - Design
- **LP 30** - Biodiversity & Geodiversity
- **LP 49** - Educational and Health Care Needs
- **LP 52** - Protection and Improvement of Environmental Quality

In this case, the following SPDs are applicable:

- Kirklees Waste Management Design Guide for New Developments (2020)
- Highways Design Guide SPD (adopted 4th November 2019)
- Biodiversity Net Gain Technical Advice Note (adopted 29th June 2021)

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

- **Chapter 2** - Achieving Sustainable Development

- **Chapter 4** - Decision-Making
- **Chapter 8** - Promoting Healthy and Safe Communities
- **Chapter 12** - Achieving Well-Designed Places
- **Chapter 14** - Meeting the Challenge of Climate Change, Flooding and Coastal Change
- **Chapter 15** - Conserving and Enhancing the Natural Environment

A consultation draft of the National Planning Policy Framework (the Framework) was published on 16th 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.

Assessment

1. Principle of Development

The site is without notation on the Kirklees Local Plan. Policy LP1 of the Kirklees Local Plan states that when considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in Chapter 2 of the National Planning Policy Framework. Policy LP2 sets out that, in order to protect and enhance the character of places, all development proposals should seek to build on the opportunities and help address the challenges identified in the Local Plan. Furthermore, in terms of extending and making alterations to a property, Policy LP24 of the Kirklees Local Plan is relevant, in conjunction with Chapter 12 of the National Planning Policy Framework, regarding design.

The proposals would enhance the facilities at the hospital and, as such, are considered compliant with Policy LP49 of the Kirklees Local Plan and Chapter 8 of the National Planning Policy Framework. In this case, the principle of development is considered acceptable, and the proposal shall now be assessed against all other material planning considerations, including visual and residential amenity, as well as highway safety. These issues along with other policy considerations will be addressed below.

1. Impact on Visual Amenity

Policy LP24 of the Kirklees Local Plan states that proposals should promote good design by ensuring the form, scale, layout, and details of all development respects and enhances the character of the townscape, extensions are subservient to the original building, are in keeping with the existing buildings in terms of scale, materials and details.

The NPPF offers guidance relating to design in Chapter 12 (achieving well designed places) whereby Paragraph 131 provides a principal consideration concerning design which states: *“The creation of high quality, beautiful and*

sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.”

The application seeks to make improvements to the existing HRI service yard, including the addition of a linen waste compound, seven skips, a canopy and security fence and gate. The design and scale of the development be typical for such a use and would be in-keeping with the context of the existing hospital site. Furthermore, due to its siting, the proposal would have limited visibility from public vantage points. On this basis, it is considered that the proposed development would not have any significant visual impact on the character and appearance of the surrounding area.

Summary

Having taken into account the above, it is considered that the proposed development would be acceptable from a visual amenity perspective, in accordance with Policy LP24 of the Kirklees Local Plan and Chapter 12 of the NPPF.

2. Impact on Residential Amenity

Consideration in relation to the impact on the residential amenity of neighbouring occupants shall now be outlined, taking into account Policy LP24 c), which sets out that proposals should promote good design by, amongst other things, extensions minimising impact on residential amenity of future and neighbouring occupiers.

Due to its location and nature, the proposal would not cause any additional overlooking, overbearing or overshadowing harm to the residential amenity of nearby neighbouring occupants. Therefore, it is considered that there would be no undue harm with regard to residential amenity and the proposal would comply with Policy LP24 of the Kirklees Local Plan (b) in terms of the amenities of neighbouring properties and Paragraph 135(f) of the National Planning Policy Framework.

3. Impact on Highway Safety

Local Plan Policies LP21 and LP22 of the Kirklees Local Plan are relevant and seek to ensure that proposals do not have a detrimental impact on highway safety and provide sufficient parking. Furthermore, Paragraph 116 of the NPPF states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

The proposed development would not materially intensify the use or affect the existing highway access and parking arrangements on site. Therefore, it is considered that the proposal would not cause detrimental harm to the safe and efficient operation of the highway network, in accordance with Policies LP21 and LP22 of the Kirklees Local Plan, guidance within the Council's Highways Design Guide SPD, and Chapter 9 of the National Planning Policy Framework.

4. Other Matters

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.

In this case, due to the nature of the proposal is not considered reasonable to require the applicant to put forward any specific resilience measures.

Biodiversity Net Gain

The application form states that the development subject to the de minimis exemption would be exempt from providing Biodiversity Net Gain. At this stage, Officers are only able to assess this on the basis of submitted information. Should the proposal be considered not exempt by reason of not being this or other relevant categories for the scale of the development then an appropriate condition, supported by a BNG metric submitted for the approval of the LPA, would be required to ensure on-site BNGs would last for at least 30 years to meet the requirements of this legislation. Therefore, it is considered the proposal would be in accordance with Policy LP30 and LP33 of the Kirklees Local Plan, Principle 9 of the Housebuilders Design Guide SPD and Chapter 15 of the NPPF.

Ecology

KC Ecology were formally consulted on the application and initially confirmed that Preliminary Bat Roost Assessment would need to be conducted pre-determination. Revised drawings have since been received showing that the existing building onsite will no longer be demolished and instead will be retained as part of the proposal. Therefore, further bat assessment of this

building is not required. Additionally, the existing trees and grassland onsite appear to be retained. The development will be contained within areas of hard standing. Therefore, there is a low likelihood of other ecological impacts.

There are no other matters relevant to the determination of this application.

5. Representations

No representations were received following the statutory publicity.

6. Conclusion

This application for improvements to the HRI service yard, including adding a linen waste compound, skips and security fence at Huddersfield Royal Infirmary has been assessed against relevant policies in the development plan as listed in the policy section of the report, the National Planning Policy Framework and other material considerations. Given the acceptable design and lack of harm in terms of visual and residential amenity, the proposed development is considered to be acceptable.

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: 2026/91027

Officer Recommendation: Approve

Conditions and Reasons

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

Reason: Pursuant to the requirements of Section 91 of the Town and Country Planning Act 1990.

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 to ensure the satisfactory appearance of the development on completion, and to accord with Policies LP1, LP2, LP21, LP22, LP24, LP30, LP49 and LP52 of the Kirklees Local Plan and the aims of the National Planning Policy Framework.

3. Before development commences, details of the management and maintenance of communal refuse storage areas by a designated private management company shall be submitted to and approved by the Local Planning Authority. The approved details shall be provided before first occupation and shall be so retained thereafter.

Reason: This condition is necessary to ensure satisfactory arrangements are implemented in relation to waste, in the interests of highway safety, and to accord with Policies LP21 and LP24 of the Kirklees Local Plan.

4. No works shall commence unless a detailed lighting scheme, developed in accordance with established guidance (e.g. Bat Conservation Trust and Institute of Lighting Professionals (2023) Bats and Artificial Lighting at Night), has been drafted and agreed with the council. The Sensitive Lighting Strategy will demonstrate that the proposed lighting will not impact upon ecological networks and/or sensitive features. Thereafter the agreed lighting scheme shall be implemented, subject to any variations approved in writing by the planning authority. All external lighting shall be installed strictly in accordance with the specifications and locations set out within the Lighting Strategy.

Reason: This pre-commencement condition is necessary in the interests of biodiversity and in accordance with Policy LP30 of the Kirklees Local Plan and Chapter 15 of the National Planning Policy Framework.

5 No works shall commence until a Tree Protection Plan detailing measures for the protection of trees during the works has been submitted to and

approved by the LPA, including site clearance and delivery of materials. Tree protection measures will include temporary fencing for the protection of trees in accordance with BS 5837:2012 Trees in relation to design, demolition and construction – Recommendations. Any alternative fencing type or position not in accordance with BS 5837:2012 will be agreed in writing by the LPA prior to the start of development. The root protection fencing will define the works exclusion zone around trees. Activities liable to be harmful to trees are prohibited within this exclusion zone, unless agreed in writing with the LPA. The approved tree protection measures will remain in place until the completion of development or unless otherwise agreed in writing with the LPA.

Reason: This pre-commencement condition is necessary in the interests of biodiversity and in accordance with Policy LP30 of the Kirklees Local Plan and Chapter 15 of the National Planning Policy Framework.

NOTE: The granting of planning permission does not override any private legal rights or consents that may be required. It is the responsibility of the applicant / developer to ensure that all appropriate consents are in place prior to any development commencing; during the period of construction existing access for neighbouring properties is maintained; and no damage is caused to the access driveway or surrounding properties.

NOTE: To minimise noise disturbance at nearby premises it is generally recommended that activities relating to the erection, construction, alteration, repair or maintenance of buildings, structures or roads shall not take place outside the hours of:

- 07.30 and 18.30 hours, Mondays to Fridays
- 08.00 and 13.00hours, Saturdays
- With no working Sundays or Public Holidays

In some cases, different site-specific hours of operation may be appropriate. Under the Control of Pollution Act 1974, Section 60 Kirklees Environment and Transportation Services can control noise from construction sites by serving a notice. This notice can specify the hours during which the works may be carried out.

Plans and specifications schedule:

Plan Type	Reference	Revision	Date Received
Site Location Plan	(100)01	-	15/04/2026
Existing Site Plan	(100)02	A	02/07/2026
Existing Floor Level	(100)03	A	02/07/2026
Existing Elevations	(100)04	-	15/04/2026
Existing 3D View	(100)05	-	15/04/2026

Proposed Site Plan	(100)06	C	02/07/2026
Proposed Floor Level	(100)07	C	02/07/2026
Proposed Elevations	(100)08	B	15/04/2026
Proposed Section	(100)09	B	15/04/2026
Proposed 3D View	(100)10	B	15/04/2026
Climate Change Statement	-	-	15/04/2026

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 Planning 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. Revised drawings were received during the course of the application to address comments from KC Ecology which were considered acceptable. **The agent has confirmed their agreement to the pre-commencement condition.**

Report Dated: 08/07/2026