

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 /91200/W
Site Address:	Taylor Hill Centre, Close Hill Lane, Newsome, Huddersfield, HD4 6LE
Description:	Prior notification for demoliton of glasshouse
Recommending Officer:	John Holmes

DECISION – Prior Notification - Approved

**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: 13-May-2026

SITE DESCRIPTION

The building is an existing glasshouse building within Kirklees College, Taylor Hill Centre. The site is within an Urban Green Space allocation within the Kirklees Local Plan.

DEVELOPMENT PROPOSAL

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

The submitted application consists of the following:

- Copy of site notice publicising the application and accompanying photographic evidence of erection of the site notice upon 21st April.
- Location Plan outlining the glass house to be demolished in red
- Application Form
- Cover letter Ref: 6831LE.L001

Within the submitted application form and covering letter the following is set out:

- The buildings proposed for demolition comprise a group of five linked, single-storey apex roof glasshouses.
- The glasshouses have ceased to serve their original purpose and are no longer required for operational or teaching purposes.
- The buildings will be dismantled manually through the careful removal of glazing, framing and associated components in sections, rather than mechanical demolition of the structures.
- Waste materials will be segregated, as far as reasonably practicable, and removed from Site using skips or suitable waste containers.
- Waste will be collected and transported by appropriately licensed waste carriers to authorised recycling or waste disposal facilities. The aim is to minimise waste sent to landfill.
- The works will be undertaken by a suitably qualified contractor using appropriate health and safety controls, with the site secured during the demolition period to protect students, staff and visitors. Any necessary temporary barriers, exclusion zones and protective measures will be put in place for the duration of the works.
- After the demolition is complete, the Site of the glasshouses will be made safe, level and tidy and the gravel base renewed. The area will remain as open external space within the campus and will be left in a safe and usable condition.
- No specific restoration works form part of this prior notification submission beyond making the site safe, level and tidy following removal of the structures with a renewed gravel base.
- On completion of the demolition works, the area will remain as open external space within the campus and will be left in a safe and usable condition.

HISTORY OF NEGOTIATIONS/AMENDMENTS RECEIVED

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

PLANNING HISTORY

Planning history for the site relates to the following:

2002/94254 – Erection of Horticultural Centre School of Caring – Conditional Full permission granted 13th March 2003

93/04007 – Erection of Classroom Unit – Conditional Full Permission granted 1st November 1993

94/90351 – Erection of 3.no Lighting poles to illuminate car park – Conditional Full Permission granted 19th April 1994

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.

No representations have been received.

CONSULTATIONS

No consultations were considered necessary.

Procedural Matters and Policy Context

The Town and Country Planning Act 1990 (as amended)
The Town and Country Planning (General Permitted Development)(England) Order 2015 (as amended) ["GPDO"].

Assessment

The extent of demolition is that which falls within the definition of development as defined by section 55 of the Town and Country Planning Act 1990 (as amended).

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'. Furthermore, the development is not considered to be 'urgently necessary in the interests of health and safety'

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. Initially the LPA served notice to require the submission of further information in relation to the impact of the development upon bats in respect of the method of demolition.

The method of demolition and site restoration is set out within the 'Development Proposal' section of this report.

Whilst the proposal falls within an area with a known presence of bats, the nature of the building to be demolished is such that it is not considered it would likely host any roosts given the translucent wall / roof design of the building. As such it is considered the method of demolition is suitable in this case having regard to bats, particularly as the demolition process would not be a mechanical demolition rather a dismantling of the structure.

The method of demolition is such that the proposal is not considered to see an excessive extent of dust arise as a result of the demolition of the building and measures to ensure noise / dust suppression during the demolition works are not considered to be required to be demonstrated in this case over and above the extent of the method of the demolition which has already been set out.

The restoration of the site would see it remain as open land, incorporated in the existing open space within the site. The buildings are part of a wider curtilage serving an education facility and the creation of the area as open

space would have an acceptable impact, given the restoration of the land is identified as intended to be a renewed gravel base.

It is therefore concluded that the prior approval of the methods of demolition / restoration of the site over and above that which has already been set out as part of this application is not required.

Representations

No representations have been received.

Conclusion

It is concluded that prior approval for the demolition of the existing buildings is not required.

Recommendation: APPROVE – Prior Approval Not Required

Decision Authorisation – Delegated Powers

Application number – 2026/91200

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	Date Received
Location Plan	PP-14854304v1	1 st May 2026
Application Form		1 st May 2026
Cover Letter	6831LE.L001	1 st May 2026
Email Dated 7 th May		7 th May 2026
Site Notice Photograph		7 th May 2026
Copy of Site Notice		1 st May 2026