

**KIRKLEES METROPOLITAN COUNCIL
INVESTMENT & REGENERATION SERVICE**

DEVELOPMENT MANAGEMENT

**Town and Country Planning (General Permitted Development) (England)
Order 2015 - Schedule 2, Part 16**

**DELEGATED DECISION FOR DISCHARGE OF CONDITION -
NOTIFICATION OF TELECOMMUNICATIONS DEVELOPMENT**

Reference no. 2026/N /91232/W

**Site Address Ridgeway, Dalton, Huddersfield,
HD5 9QJ**

**Description Prior notification for installation of
20m monopole with associated
compound, installation of 6no.
antennas, 2no. 0.3m dishes, 2no.
cabinets and associated ancillary
equipment**

Recommending Officer Joanna Rednall

DECISION – DETAILS 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.**

John Holmes

AUTHORISED OFFICER

Date: 29-Jun-2026

Reference No. 2026/91232

Site Address: Ridgeway, Dalton, Huddersfield, HD5 9QJ

THE SITE

The site comprises a small parcel of grassland located approximately 110 m east of the DRAM Sport and Community Centre, positioned adjacent to the centre's access. It is enclosed by vegetation to the north, east and south, with residential properties situated immediately to the east and north beyond. Urban Greenspace lies directly to the south, although the site itself does not fall within this designation.

The land is unallocated within the Kirklees Local Plan. It is not situated within a conservation area, and there are no listed buildings or Public Rights of Way (PROW) in close proximity to the site.

THE PROPOSAL

The Scheme

The application is a Prior Notification submitted under Part 16, Class A of The Town and Country Planning (General Permitted Development) (England) (Amendment) Order 2023 for telecommunications development. The proposal would consist of the installation of a 20m monopole with associated compound, installation of 6no. antennas, 2no. 0.3m dishes, 2no. cabinets and associated ancillary equipment.

The telecoms equipment would be constructed on a concrete base measuring 4m x 4m x 1m. A 1m wide access gate is proposed within the 1.8m high palisade fence line.

The proposed monopole would be 20m in height, the street furniture nearby being a telephone line approximately 8m in height.

The Town and Country Planning (General Permitted Development) (England) (Amendment) Order 2023 amended part 16 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 updated on 21st December 2023 and are the regulations against which this application is submitted.

Supporting Information

In addition to the submitted plans the following documents have been submitted to support the application:-

- Application Form
- Letter dated 30 April 2026
- Document titled 'Supplementary Information' dated 6 May 2026

- Document titled 'Health and mobile phone base stations'
- Document titled 'General Background Information for Telecommunications Development'
- Excerpt from The Times titled 'Keir Starmer: We will launch a golden era of building' dated 5 December 2024
- Document titled '5G Masts & Health'
- Document titled 'Supporting digital infrastructure deployment in your local area' dated 29 November 2024
- Clarification of the declaration of ICNIRP compliance issued as part of the submission attached for site (CTIL305487_307620117_TEF96407) at Ridgeway, Grove Place, Huddersfield, West Yorkshire, HD5 9QJ
- Document titled 'Proposed base station installation at (CTIL305487_TEF96407) Ridgeway, Grove Place, Huddersfield, West Yorkshire, HD5 9QJ' dated 6 May 2026

PLANNING HISTORY

None relevant.

REPRESENTATIONS

Publication of the application has been undertaken in accordance with the Table 1 of the Kirklees Development Management Charter. As such, this application has been publicised by site notice. The expiry date of the publicity period was the 6 June.

Letters of Objection

None

Letters of Support

None

Letters of Comment

None

CONSULTATIONS

None.

PROCEDURAL MATTERS AND POLICY CONTEXT

The proposal constitutes development as defined within Section 55 of the Town and Country Planning Act 1990. Class A of Part 16 of Schedule 2 of The General Permitted Development (England) Order 2015 (as amended), permits the following development:

Development by or on behalf of an electronic communications code operator for the purpose of the operator's electronic communications network in, on,

over or under land controlled by that operator or in accordance with the electronic communications code, consisting of—

- a) the installation, alteration or replacement of any electronic communications apparatus,
- b) the use of land in an emergency for a period not exceeding 18 months to station and operate moveable electronic communications apparatus required for the replacement of unserviceable electronic communications apparatus, including the provision of moveable structures on the land for the purposes of that use, or
- c) development ancillary to radio equipment housing.

The proposal is considered to be covered within this Class, and is thus authorised subject to the restrictions, conditions and prior notification procedure outlined in Paragraphs A.1, A.2 and A.3 of the Town and Country Planning (General Permitted Development) Order 2015 (England) (as amended).

Paragraph A.1 is broken down into 10 subsections, covering a wide array of communication-based development. Subsection 1 – ‘ground-based apparatus’ is relevant to the proposed development.

Subsection 1: ground-based apparatus	
a) in the case of the installation of electronic communications apparatus (other than a mast), the apparatus, excluding any antenna, would exceed a height of 15 metres above ground level;	Pass: The height of the equipment would not exceed 15m.
b) in the case of the alteration or replacement of electronic communications apparatus (other than a mast) that is already installed, the apparatus, excluding any antenna, would when altered or replaced exceed the height of the existing apparatus or a height of 15 metres above ground level, whichever is the greater;	N/A: The proposal seeks a new installation.
c) in the case of the installation of a mast, the mast, excluding any antenna, would exceed a height of— (i) 30 metres above ground level on unprotected land; or (ii) 25 metres above ground level on article 2(3) land or land which is on a	Pass: The site is not on the highway or within article 2(3) land. In addition, the mast’s height, excluding the antenna, would not exceed 30m.

highway	
<p>d) in the case of the alteration or replacement of a mast, the height of the mast, excluding any antenna, would when altered or replaced exceed the greater of the height of the existing mast or a height of—</p> <p>(i) 30 metres above ground level on unprotected land; or</p> <p>(i) (ii) 25 metres above ground level on article 2(3) land or land which is on a highway; or</p>	<p>N/A: The proposal seeks a new installation.</p>
<p>e) in the case of the alteration or replacement of a mast—</p> <p>(i) the mast is on any land which is, or is within, a site of special scientific interest; and</p> <p>(ii) the mast would, when altered or replaced, exceed the original width of the mast by more than one third.</p>	<p>N/A: The proposal seeks a new installation which is not located on any land that is within a site of special scientific interest.</p>

The proposal has been assessed to comply with Paragraph A.1. Thus, the proposal is authorised via Class A, subject to the conditions and restrictions outlined in Paragraph A.2 and Paragraph A.3 of The Town and Country Planning (General Permitted Development) Order 2015 (as amended).

Paragraph A.2 outlines a set of five conditions that the developer must adhere to. Condition (4) stipulates the need for the developer to comply with paragraph A.3, which includes the requirement to submit an application for Prior Notification from the Local Planning Authority.

Prior Notification is required for the following considerations:

- Siting
- Appearance

Furthermore, under the procedures outlined in paragraph A.3, the Council is required to consult relevant bodies and advertise the application by site notice, this has been undertaken.

The application is for a telecommunications notification for approval of siting and appearance, and is not an application for planning permission. Notwithstanding this fact, insofar as it relates to siting and appearance local and national planning policy is used as a frame of reference against which to assess this proposal.

Local guidance and policy is provided by the Kirklees Local Plan as such the following legislation, policy and guidance is considered most relevant to the determination of this application:-

Kirklees Local Plan

- LP1 – Achieving sustainable development
- LP2 – Place Shaping
- LP3 – Location of new development
- LP4 – Providing Infrastructure
- LP7 – Efficient and effective use of land and buildings
- LP21 – Highway Safety
- LP22 – Parking
- LP24 – Design

National Planning Policy

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 10 – Supporting high quality communications
- Chapter 11 – Making effective use of land
- Chapter 12 – Achieving well-design places
- Chapter 14 – Meeting the Challenge of Climate Change, Flooding and Coastal Change
- Chapter 15 – Conserving and enhancing the natural environment

Legislation

The Town and Country Planning (General Permitted Development) Order 2015 (as amended)

ASSESSMENT

The site is without notation on the Kirklees Local Plan (KLP). Policy LP1 of the KLP 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 all development proposals should seek to build on the strengths, opportunities and help address challenges identified in the Local

Plan. Policy LP24 of the KLP is relevant and states that “good design should be at the core of all proposals in the district”.

Principle Policy LP4 of the Kirklees Local Plan is relevant to the consideration of this application and sets out that Desirable infrastructure is described as infrastructure which would improve the capacity and deliver place making benefits. This policy sets out that the council will work with partners to bring forward the necessary and proportionate desirable infrastructure.

Chapter 10 of the NPPF sets out that advanced, high quality and reliable communications infrastructure is essential for economic growth and social well-being. Planning policies and decisions should support the expansion of electronic communications networks, including next generation mobile technology (such as 5G) and full fibre broadband connections. Policies should set out how high quality digital infrastructure, providing access to services from a range of providers, is expected to be delivered and upgraded over time.

Paragraph 120 of the NPPF sets out that where new sites are required (such as for new 5G networks, or for connected transport and smart city applications), equipment should be sympathetically designed and camouflaged where appropriate.

Paragraph 122 sets out that for a new mast or base station, evidence should be provided that the applicant has explored the possibility of erecting antennas on an existing building, mast or other structure and a statement that self-certifies that, when operational, International Commission guidelines will be met.

In relation to how Local planning authorities must determine applications paragraph 123 of the NPPF sets out the determination must be on planning grounds only, not seek to prevent competition between different operators, question the need for an electronic communications system, or set health safeguards different from the International Commission guidelines for public exposure.

The application has been submitted with an ICNIRP certificate which details that the impact upon health would not be over and above that which is recognised as being acceptable by recognised guidelines.

The applicant has detailed 23 alternative sites / options and why they have been discounted. The reasons include access, electromagnetic interference, structural constraints and disruption to essential services. In this case it is considered that sufficient information has been provided to satisfactorily demonstrate that new infrastructure is required to be installed and that alternative options have been considered and discounted.

The nature of 5G and the network services it provides, means the equipment and antennas required are quite different to the previous, and existing, service requirements. In particular, the nature of the antennas, and the separation

required from other items of associated equipment, is such that it cannot utilise some existing structures that provide an installation for another operator, most notably in a street works or highways environment.

Subject to an acceptable assessment in relation to highway safety, siting and appearance (discussed in detail in the following report) the proposal is concluded to accord with policies LP1, LP2 & LP4 of the KLP and Chapter 10 of the NPPF.

Highway Safety

Section 9 ('Promoting sustainable transport') of the Government's National Planning Policy Framework document is relevant together with policies LP21 and LP22 of the Kirklees Local Plan and relate to access and highway safety and parking provision for new development. The Council's adopted Highways Design Guide SPD s also considered to be of relevance.

The proposal involves the installation of equipment cabinets and a telecommunications monopole to the rear of an existing row of residential properties, adjacent to the car park and access track serving the Sport and Community Centre. The mast would be positioned entirely within private land and would not encroach upon the public highway.

Construction and future maintenance vehicles would utilise the adjacent car park, ensuring that the works and ongoing operations do not obstruct the highway. Once installed, the mast is not considered to give rise to any adverse impact on highway safety.

The siting and scale of the proposal would not impede visibility for either vehicles or pedestrians using the surrounding network.

Accordingly, the development is considered acceptable in respect of highway and access matters and is compliant with the aforementioned policies.

Siting and appearance

Section 12 ('Achieving well-designed places') of the Government's National Planning Policy Framework document is relevant, in particular paragraph 130. Policy LP24 of the Kirklees Local Plan is considered to be of relevance to the consideration of this notification. Paragraph 11.8 of the Kirklees Local Plan sets out that all telecommunications infrastructure should be capable of accommodating changes in technological requirements, without having a negative impact on the streetscene.

The development would introduce additional infrastructure. Existing features within the area include standard telegraph poles / lighting columns.

The surrounding context comprises residential properties to the north and an area of open land to the south. The proposed siting benefits from the presence of existing vertical elements, including mature trees and telegraph

poles. Its position just outside the main residential area provides a more discreet setting.

While the development would introduce new telecoms infrastructure, owing to its height and width, the impact is mitigated by its relationship with adjacent open land and established landscaping / built form and its siting. The presence of mature vegetation helps soften views of the mast. The proposed grey finish is considered appropriate, as it would sit comfortably against a backdrop of trees, shrubs and other natural features.

The development would be positioned approximately 9 m from the side elevation of 46 Ridgeway. Given the limited width of the structure (approximately 0.6 m), it is considered that no significant issues would arise in relation to overshadowing or loss of light, nor would the proposal appear overbearing or significantly affect the outlook from neighbouring occupiers.

The proposal is therefore concluded to be acceptable in terms of its visual impact and impact upon the residential amenity of neighbouring occupiers, and would accord with Policy LP24 of the Kirklees Local Plan and the policies within Chapter 12 of the NPPF.

Health

Issues relating to health including, actual and perceived risks to health are material planning considerations. However, in respect to telecommunications equipment and health, it is the Government's firm view that the planning system is not the place for determining health safeguards; if a proposed mobile station meets ICNIRP guidelines for public exposure, it should not be necessary for the Local Planning Authority to consider further health aspects and concerns about them. The applicant has confirmed that the proposal would conform to ICNIRP Public Exposure Guidelines and given the fact this proposal relates to a prior notification application it is considered that this matter is not a material consideration relevant to the determination of this application.

CONCLUSION

The principle of development is established by the General Permitted Development Order 2015 (England) (as amended). However, in accordance with prior notification procedure as required by A.2 of Part 16 of the aforementioned legislation, an assessment of the development's siting and appearance has been undertaken.

For the reasons outlined above, it is considered that the siting and appearance of the development would be acceptable since they would avoid having a negative impact upon the townscape or landscape and there would be no impact upon public safety. Therefore, the proposal would accord with the aims and objectives of Policies LP21, LP24a of the Kirklees Local Plan and Chapter 12 of the National Planning Policy Framework.

Recommendation: Grant Prior Approval
Decision Authorisation: Delegated Powers
Application Number: 2026/91232
Officer Recommendation: Approve

1. 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: In the interests of visual amenity in accordance with Policy LP24 of the Kirklees Local Plan, and Policies within Chapter 12 of the National Planning Policy Framework.

Plans and specifications schedule:-

Plan Type	Reference	Version	Date Received
Site Location Maps	100	A	07/05/2026
Existing Site Plan	200	A	08/05/2026
Existing Elevation	300	A	08/05/2026
Proposed Site Plan	201	A	08/05/2026
Proposed Elevation	301	B	08/05/2026
Document titled 'Health and mobile phone base stations'	-	-	07/05/2026
Document titled 'General Background Information for Telecommunications Development'	-	-	07/05/2026
Document titled '5G Masts & Health'	-	-	07/05/2026
Excerpt from The Times titled 'Keir Starmer: We will launch a golden era of building' dated 5 December 2024	-	-	07/05/2026
Letter dated 30 April 2026	-	-	07/05/2026
Document titled 'Supplementary Information' dated 6 May 2026	-	-	07/05/2026
Document titled 'Proposed base station installation at (CTIL305487_TEF96407) Ridgeway, Grove Place, Huddersfield, West Yorkshire, HD5 9QJ' dated 6 May 2026	-	-	07/05/2026
Clarification of the declaration of ICNIRP compliance issued as part of the submission attached for site (CTIL305487_307620117_TEF96407) at Ridgeway, Grove Place,	-	-	07/05/2026

Plan Type	Reference	Version	Date Received
Huddersfield, West Yorkshire, HD5 9QJ			
Application form	-	-	07/05/2026

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. No amendments were sought as it was considered that the proposal was acceptable as submitted.

Low coal

Report Dated:

24/06/2026