

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:	2026/62/91367/E
Site Address:	Thurstonland Cricket Club, Marsh Hall Lane, Thurstonland, Huddersfield, HD4 6XD
Description:	Demolition of existing garage/store and erection of new garage/store
Recommending Officer:	Joanna Rednall

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: 29 July 2026

The Site

Thurstonland Cricket Club is a sports pitch with a pavilion building located at the north-west aspect of the site. The cricket ground is located adjacent to a recreation ground to the east. To the north, east and south rests open fields. The village of Thurstonland is located to the south-west of the site.

The site is within the Green Belt upon the Kirklees Local Plan Allocations Plan Map.

The Proposal

The applicant is seeking planning permission for demolition of existing garage/store and erection of new garage/store.

The proposal involves the demolition of the existing garage, which measures approximately 4m x 4m with a height of 3.6m, to facilitate the construction of a replacement garage. The proposed building would measure approximately 3.7m x 6.1m in footprint with a maximum height of 2.5m. It would be finished with a flat roof and incorporate two garage doors on the front elevation.

The submitted Design and Access Statement explains that the existing garage is in a poor state of repair and is considered unsafe, necessitating its demolition. The replacement garage would be positioned in broadly the same location, albeit with a larger footprint and a reduced overall height.

The building would be used for the secure storage of grounds maintenance equipment required for the upkeep of the cricket ground, including ride-on mowers, ride-on rollers, and other greenkeeping machinery.

The building would be of a white render finish with a felt roof.

History of Negotiations

No amendments have been sought in the processing of this application as it was considered acceptable as submitted.

Planning History

Relevant planning history for this site is summarised as follows:-

2024/93483: Removal of existing cricket practise nets and erection of replacement cricket practise nets – Conditional full permission

Publicity & Representations

The Council are currently undertaking the legal statutory publicity requirements, as set out at Table 1 in the Kirklees Development Management Charter. As such, this application has been publicised via a site notice.

Final publicity date expired: 23 July 2026.

No representations were received as a result of the publicity.

Parish/ Town Council Comments

Kirkburton Parish Council: No comment

Consultations

No statutory consultations were requested for this application.

Allocation & Policies

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).

Local guidance and policy is provided by the Kirklees Local Plan (adopted February 2019) as such the following policy, guidance and legislation is considered relevant to the determination of this application:-

Kirklees Local Plan (LP)

- LP1 Achieving Sustainable Development
- LP2 Place Shaping
- LP21 Highway Safety
- LP22 Parking Provision
- LP24 Design
- LP30 Biodiversity
- LP 52 Protection and improvement of environmental quality
- LP 56 Facilities for outdoor sport, outdoor recreation and cemeteries (Green Belt)

National Policies and Guidance

National planning policy and guidance is set out in National Policy Statements, primarily the National Planning Policy Framework (NPPF) published 12th December 2024, the Planning Practice Guidance Suite (PPGS) first launched 6th March 2014 together with Circulars, Ministerial Statements and associated technical guidance.

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.

The NPPF constitutes guidance for local planning authorities and is a material consideration in determining applications. Considered to be of relevance to the consideration of this application are policies within the following chapters:

-

- Chapter 2 – Achieving sustainable development
- Chapter 9 – Promoting sustainable transport
- Chapter 12 – Achieving well-designed places
- Chapter 13 – Protecting Green Belt Land
- Chapter 14 – Meeting the challenge of climate change, flooding and coastal change

Legislation

The Town & Country Planning Act 1990 (as amended).

Section 38(6) of the Planning and Compulsory Purchase Act 2004 sets out that in considering planning applications the determination must be made in accordance with the plan unless material considerations indicate otherwise.

Assessment

The following matters are considered in the assessment below –

1. Principle of development
1. Impact upon visual amenity
2. Impact upon residential amenity
3. Impact upon highway safety
4. Other matters
5. Representations
6. Conclusion

1 – Principle of development:

Policy LP1 states that when considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. LP1 goes on further to stating that:

The Council will always work pro-actively with applicants jointly to find solutions which mean that the proposal can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

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”.

Land allocation – Green Belt

The site is designated Green Belt on the Kirklees Local Plan. The National Planning Policy Framework identifies that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open. The NPPF identifies five purposes of the Green Belt. Paragraph 153 of the NPPF states that inappropriate development should not be approved except in “very special circumstances”.

Paragraphs 154 of the NPPF set out that certain forms of development are exceptions to ‘inappropriate development’.

Included within the list of exemptions are buildings for (154 b) the provision of appropriate facilities (in connection with the existing use of land or a change of use), including buildings, for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it.

Policy LP56 of the Kirklees Local Plan is relevant, which states that proposals for facilities associated with outdoor sport will normally be acceptable in the Green Belt as long as they preserve openness and do not conflict with the purposes of including land within the Green Belt.

In this case, the submitted Design and Access Statement demonstrates that the proposed replacement garage would support the continued operation of the wider site. The building would be sited in broadly the same location as the existing garage, albeit with a modestly larger footprint. It would provide secure storage for grounds maintenance equipment, including ride-on mowers, ride-on rollers, and other machinery required to maintain the cricket pitch to a high standard.

The proposal would therefore support the existing use of the site by providing appropriate storage facilities for essential maintenance equipment. It would not result in any change to the established use of the site but would instead facilitate its ongoing operation and maintenance.

LP56 continues: *“Proposals should ensure that;*

- a. the scale of the facility is no more than is reasonably required for the proper functioning of the enterprise or the use of the land to which it is associated;*
- b. the facility is unobtrusively located and designed so as not to introduce a prominent urban element into a countryside location, including the impact of any new or improved access and car parking areas;*
- c. in the case of all-weather riding arenas or other facilities for the exercising of horses, the degree of engineering operation required and the resultant regrading of land, including any earth mounding and retaining structures, does not result in incongruous or discordant landform out of character with its setting that cannot be mitigated through the use of appropriate hard and soft landscape techniques.”*

In term of criterion a), the scale of the facility is appropriate to accommodate all of the green keeping equipment to maintain the cricket pitch.

In respect of criterion (b), the proposed building would be finished in white render, which is similar with the existing pebble-dash finish of the building it would replace. Although the replacement garage would have a modestly larger footprint, its overall height would be reduced by approximately 1.1m, thereby limiting its visual prominence and ensuring it would not appear as an intrusive or incongruous feature within the surrounding landscape. The building would also be located in close proximity to two existing outbuildings and would retain a simple, functional design that reflects its intended use. Consequently, the proposal would integrate satisfactorily within the established group of buildings and would not introduce an unduly urbanising feature into the rural setting.

Criterion c) is not relevant in this case.

For the purposes of the assessment, it is concluded that the proposal would preserve openness and would serve an outdoor sport and recreation use. The proposal is therefore concluded to comply with the exceptions of development in the Green Belt listed under paragraph 154 of the NPPF and Local Plan policy LP56. The principle of development in the Green Belt is therefore acceptable.

2 – Impact upon visual amenity

Policy LP24 (Design) of the Council's adopted Local Plan sets out 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 and minimise impact on residential amenity of future and neighbouring occupiers. Paragraph 135 of the NPPF is also of relevance to the consideration of this application.

In this case, the proposed building is of a simple, functional design and modest scale, and is not considered to have a significant visual impact. The submitted block plan confirms that the replacement garage would occupy the same position as the existing building, within an established cluster of similar outbuildings located to the south of the cricket nets. In this context, the proposal would appear as a subordinate and unobtrusive addition, integrating satisfactorily with the existing built form.

The application confirms that the building would be finished with white rendered walls and fascia boards. These materials are considered appropriate to the character of the site and would ensure the development has an acceptable appearance within its setting.

It is therefore considered that in terms of visual amenity, the proposed would comply with Policy LP24 of the Kirklees Local Plan and advice within the National Planning Policy Framework.

3 – Impact on residential amenity:

Policy LP24 of the Kirklees Local Plan and Chapter 12 of the National Planning Policy Framework seeks to ensure development has an acceptable impact upon the amenity of neighbouring occupiers.

The proposed building would be located more than 75m from the nearest neighbouring properties to the south and over 80m from School House to the west. Given these substantial separation distances, the proposal is not considered to give rise to any significant adverse impacts on the residential amenity of neighbouring occupiers by way of overlooking, overshadowing, overbearing impact, or loss of outlook.

It is therefore considered that in terms of residential amenity, the proposed would comply with Policy LP24 of the Kirklees Local Plan and advice within Chapter 12 of the National Planning Policy Framework.

4 – Impact on highway safety:

Policies LP21 and LP22 of the Kirklees Local Plan and policies within chapter 9 of the NPPF relate to access and highway safety and are considered to be relevant to the consideration of this application.

The proposed replacement building would be located within the southern part of the site and would not affect the existing access or parking arrangements. Furthermore, as the proposal involves the replacement of an existing facility and would not result in a material intensification of the site's established use, it is not considered likely to generate additional vehicle movements.

It is therefore considered that in terms of access and highway safety / parking the proposed would comply with Policies LP21 and LP22 of the Kirklees Local Plan, principle 15 of the Council's Street Design Guide and chapter 9 of the National Planning Policy Framework.

5 – Other matters:

Ecology

Chapter 15 of the National Planning Policy Framework are relevant, together with The Conservation of Habitats and Species Regulations 2017 which protect, by law, the habitat and animals of certain species including newts, bats and badgers.

Policy LP30 of the Kirklees Local Plan requires that proposals protect Habitats and Species of Principal Importance.

The site is not within a bat alert layer on the Council's GIS system and there are no records of bat roosting at the site. As such, it is considered the proposal would have a neutral impact upon ecology.

A Biodiversity Net Gain (BNG) of 10% for developments is a mandatory requirement in England under the Environment Act 2021, subject to some limited exceptions. Unless exempt, every planning permission for minor sites granted pursuant to an application submitted after 02 April 2024 is deemed to have been granted subject to a pre-commencement condition requiring a Biodiversity Gain Plan to be submitted and approved by the local planning authority prior to commencement of the development.

The applicant has stated the application falls under the 'De-Minimis' exemption category within the application forms. Therefore, in light of the submitted detail it is considered that the application is exempt from a BNG uplift.

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 pre-dates 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.

Considering the modest nature of the proposed development, it is considered that the proposed development would not have an impact on climate change that needs mitigation to address the climate change emergency. A Climate Change statement has been submitted with this application.

6 – Representations:

None received

7 – Conclusion:

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: 2026/91367

Officer Recommendation: Approve

Conditions

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 (as amended).

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: For the avoidance of doubt as to what is being permitted and to accord with Policies LP01, LP02, LP21, LP22, LP24, LP30, LP52 & LP56 of the Kirklees Local Plan and Policies within Chapters 2, 9, 12, 13 and 14 of the National Planning Policy Framework.

Plans and specifications schedule:-

Plan Type	Reference	Version	Date Received
Existing Site Plan & Site Location Plan	3007- 00-01	-	27/05/2026
Proposed Site Plan	3007- 00-02	-	27/05/2026
Existing & Proposed Plans and Elevations	3007- 00-03	-	27/05/2026
Application Form	-	-	27/05/2026
Climate Change Statement	-	-	27/05/2026
Design and access statement dated May 2026	-	-	27/05/2026

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